



56 Greenacres Drive, Darnley

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## Situation

This popular suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Darnley, Thornliebank and Newton Mearns are acknowledged for their standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

Greenacres Drive is conveniently located for access to Sainsbury's in Darnley, The Avenue Shopping Centre, Greenlaw Retail Park which includes Waitrose, Aldi and Tesco Metro.

Sports and recreational facilities can be found locally to include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Eastwood Theatre and Rouken-Glen and Dams to Darnley parks, facilities. The property is maintained by James Gibb.





## Description

A three bedroom end of terraced villa, close to local amenities and services.

The accommodation is formed over two levels and comprises:

Ground Floor: Entrance hallway. Sitting room overlooking the front of the property. Dining kitchen. The kitchen is fitted with a range of wall mounted and floor standing units, and provides access to the rear garden.

First Floor: Upper landing. Three bedrooms, two of which, benefit from wardrobe space. The house bathroom completes the internal accommodation.

Enclosed rear garden. Off street parking provided to the front of the property.

\*Agents Note: Chain free purchase. Freehold property. All services/appliances have not and will not be tested.

### Room Dimensions:

Sitting Room: 16'6" x 14'01"

Dining Kitchen: 8'3" x 17'7"

Bedroom One: 10'5" x 9'11"

Bedroom Two: 8'8" x 12'6"

Bedroom Three: 8'5" x 8'7"

Bathroom: 5'6" x 7'4"

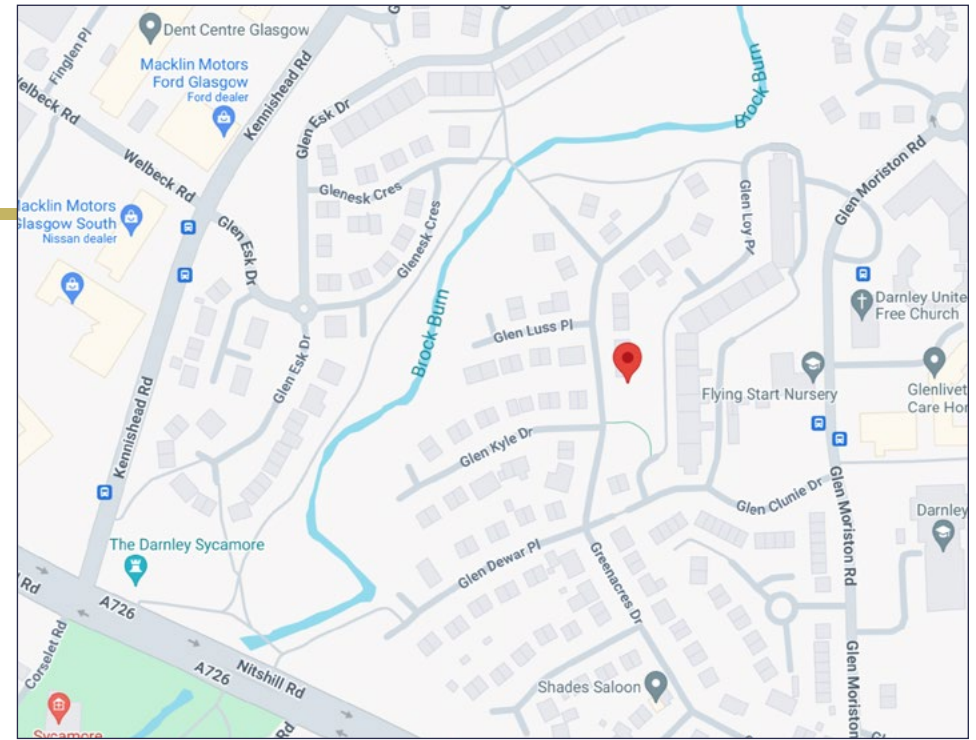
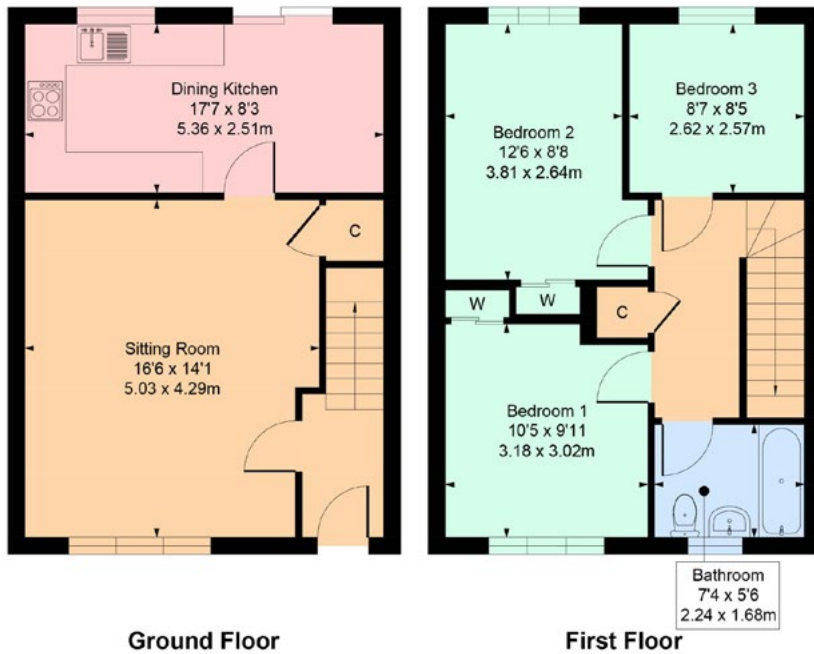


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56 Greenacres Drive, Darnley G53 7BB

Approximate gross internal area 882 sq ft - 81.94 sq m



### Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road,  
Newton Mearns  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

### Outgoings

Glasgow City Council  
Council Tax Band: C

### Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band C

### Services

All services/appliances have not and will not be tested.

### Local Authority

Glasgow City Council  
City Chambers  
Glasgow  
G2 1DU  
Tel: 0141 287 2000

Property Reference 3194

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent, produced by Potterplans Ltd. 2024

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

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