



2 Carleton Gate, Giffnock

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

Giffnock is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

This popular and leafy 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.

The property is located in close proximity to Giffnock Village local shops and restaurants and is conveniently located to for access to Morrisons and Sainsburys on Fenwick Road, The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. The property is within walking distance to Giffnock Train Station.

If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches, café and a boating pond.

A wide range of sports and recreational facilities can be found locally to include Eastwood Park Theatre, David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock health clubs, as well as Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.









## Description

A beautiful two bedroom end terraced villa presented in walk in condition, close to local shops and amenities.

The complete accommodation comprises:

Ground Floor: Entrance hallway with staircase to upper accommodation. Bright sitting room overlooking the front of the property. Well appointed dining kitchen, fitted with a range of wall mounted and floor standing units, and access to the rear garden.

First Floor: Bedroom one benefitting from fitted wardrobe space. Bedroom two with wardrobe space. The house bathroom, with three piece suite completes the accommodation.

The property is further complemented by gas central heating and double glazing. Private garden to rear of property with a patio area, ideal for entertaining.







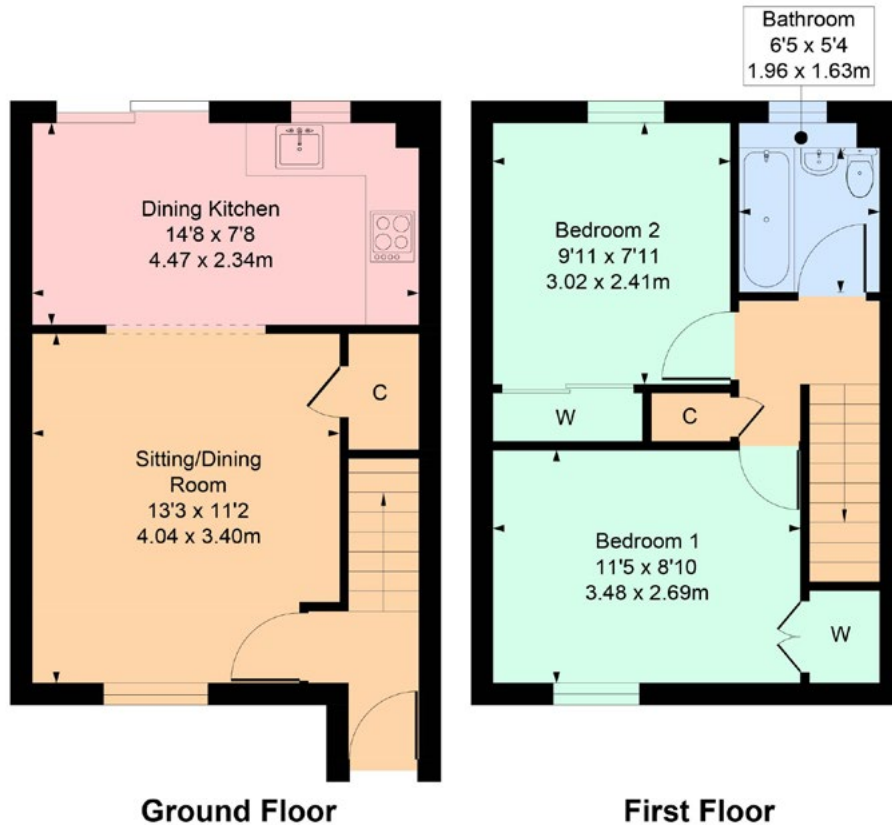
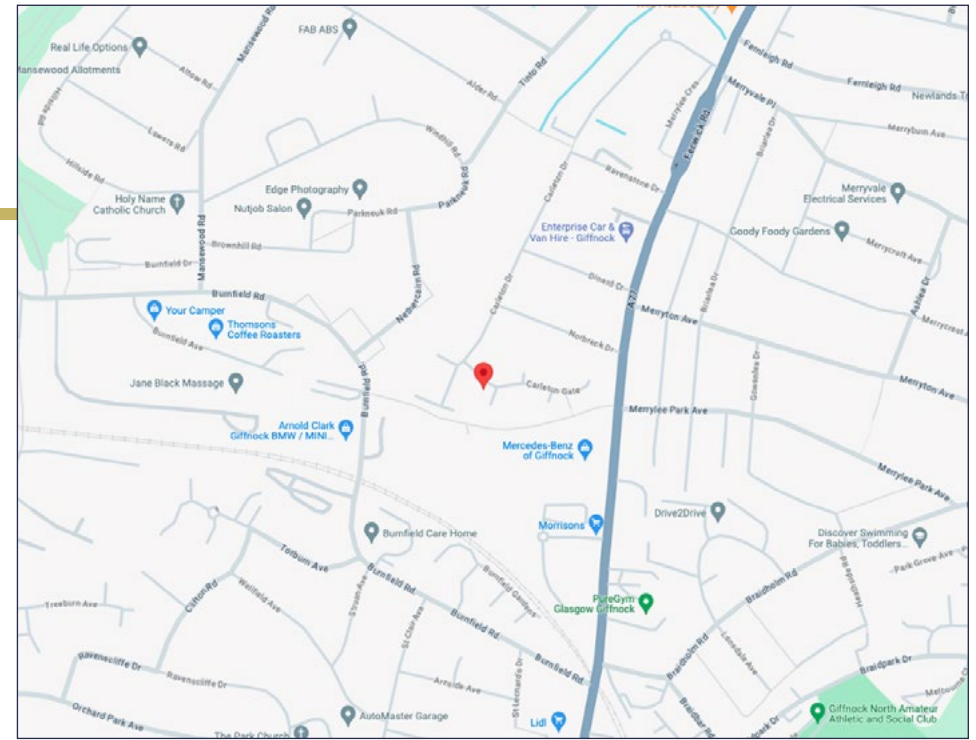


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## 2 Carleton Gate, Giffnock G46 6NU

Approximate gross internal area 631 sq ft - 58.62 sq m



Floor Plan measurements are approximate and are for illustrative purposes only

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.

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.

### Viewing

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

### Outgoings

East Renfrewshire Council  
Council Tax Band: Band D

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band C

### Services

The property is supplied by mains water, electricity, gas and drainage. Gas central heating.

### Local Authority

East Renfrewshire Council  
Eastwood Park  
Rouken Glen Road  
Giffnock G46 6UG  
Tel: (0141) 577 3000

### Property Reference 3223

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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