



9 Deaconsbank Grove, Deaconsbank

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents





## Nicol Estate Agents

### Situation

This popular suburb is approximately 9 miles from Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & the Glasgow Southern Orbital motorways, which also provide around a 30 minute journey times to both Glasgow and Prestwick International Airports. Patterton Train Station is a short distance away.

The surrounding neighbourhoods of Giffnock 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.

Deaconsbank Grove is conveniently located for access to The Avenue Shopping Centre and Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn Shopping Centre is only a short drive from the property.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. 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 and a boating pond.















## Description

An extended and well presented five bedroom detached villa, positioned within sought after Mearns Grove development, close to Mearns Cross, Patterton Train Station and Greenlaw Retail Park.

A superb family home, affording well appointed and flexible accommodation formed over two levels. The complete accommodation extends to around 1870 Sqft (174 Sqm) and comprises:

**Ground Floor:** Welcoming reception hallway with staircase to upper floor and Guest WC. Well presented bay window sitting room overlooking the front of the property. Family room with French doors opening to garden. Spacious combined kitchen and dining room. Well appointed kitchen with a full complement of floor and wall mounted cabinets, integrated appliances and complementary worktop surfaces. French doors open to terrace, ideal for alfresco dining. Space for dining table and chairs with French doors opening to garden. Separate utility room. Study with door to garden.

**First Floor:** Bright galleried landing. Principal bedroom with attractively refitted ensuite shower room. Bedroom two. Bedroom three. Playroom leads to bedroom four and bedroom five. Bedroom four with fitted wardrobes. Bedroom five with fitted wardrobes. The attractively refitted house family bathroom completes the accommodation.

Well kept landscaped gardens. Enclosed rear garden with terrace and lawn, ideal for entertaining, enjoying a south westerly orientation.

The property is further complemented by gas central heating, double glazing. There is a monobloc driveway to the front offering parking for several vehicles.

























Nicol Estate Agents



## 9 Deaconsbank Grove, Deaconsbank, G46 7UT

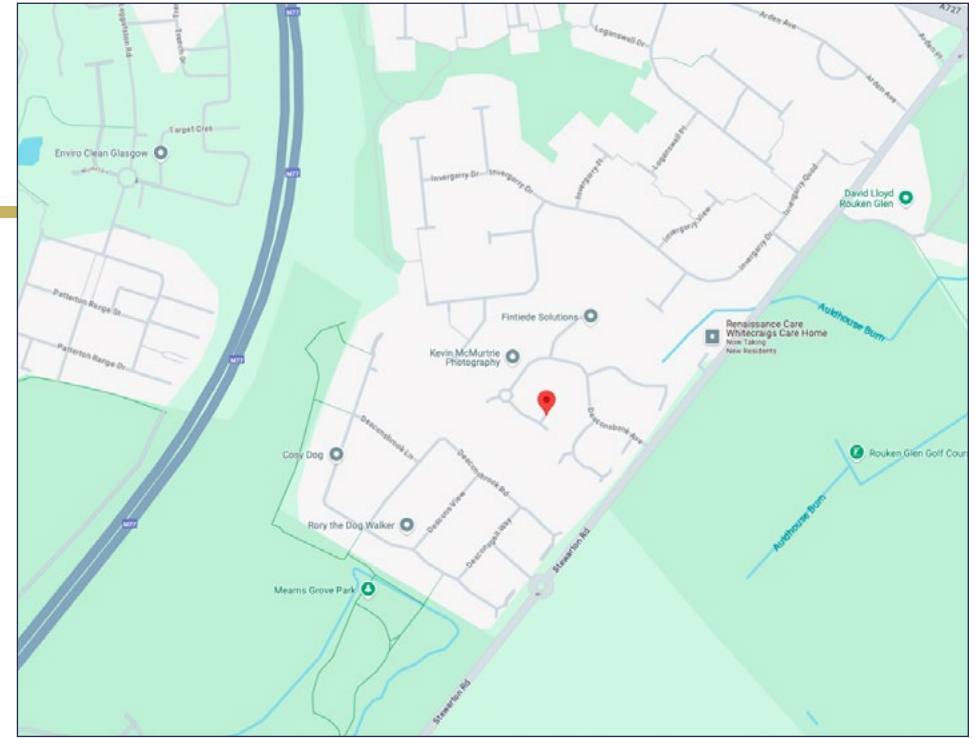
Approximate gross internal area 1870 sq ft - 174 sq m



### 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, Glasgow G46 6SA

Telephone 0141 616 3960

mail@nicolestateagents.co.uk

### Outgoings

Glasgow City Council

Council Tax Band: F

### 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 will be supplied by mains water, electricity, gas and drainage. Gas central heating.

### Local Authority

Glasgow City Council

City Chambers

Glasgow

G2 1DU

Tel: 0141 287 2000

### Property Reference xxx

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

