



26 Loganswell Road, Deaconsbank

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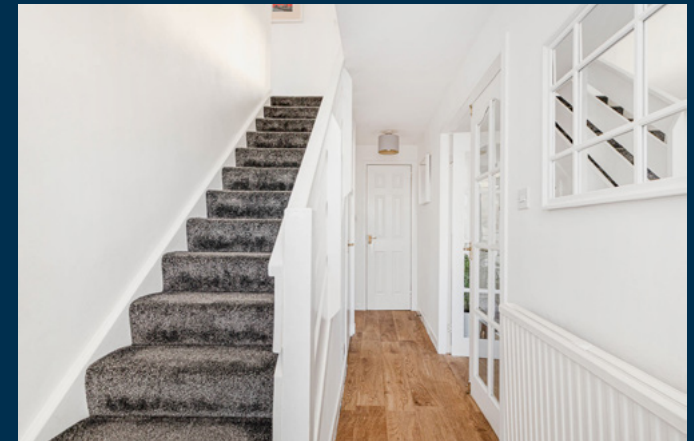
Situation

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

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. Loganswell Road is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. Patterson and Whitecraigs Train Stations are within a short drive of this property.

Sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park, voted Best Park in the UK in 2016.

In addition, this property sits within the catchments area for popular Primary and Secondary schools.











Description

A well presented four bedroom detached villa, set within close proximity to local amenities and services.

Internally the property has been upgraded and well maintained by the present owners and provides flexible accommodation, formed over two levels.

The accommodation comprises:

Ground Floor: Reception hall. Bright and spacious sitting room. Dining room. Well appointed kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces. Guest WC.

First Floor: Upper landing. Bedroom one with fitted wardrobes. Bedroom two with store cupboard. Bedroom three with fitted wardrobes. Bedroom four. A modern refitted family bathroom with three piece suite and shower above bath, completes the accommodation.

The property is further complemented by gas central heating and double glazing.

Well kept enclosed garden grounds with terrace, ideal for entertaining.

A driveway provides ample off-street parking to the front of property leading to a single garage.











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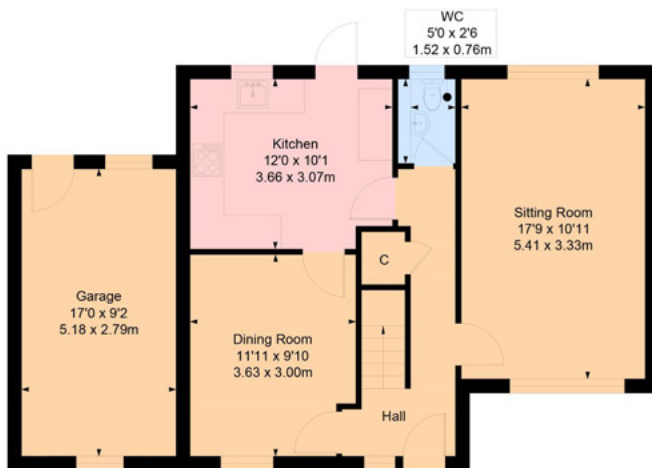
26 Loganswell Road, Deaconsbank G46 8AX

Approximate gross internal area

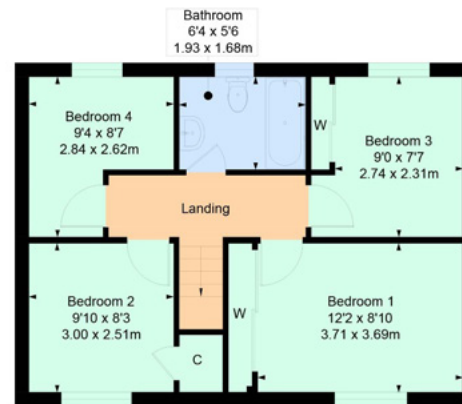
House = 1032 sq ft - 96 sq m

Garage = 156 sq ft - 14 sq m

Total = 1188 sq ft - 110 sq m



Ground Floor

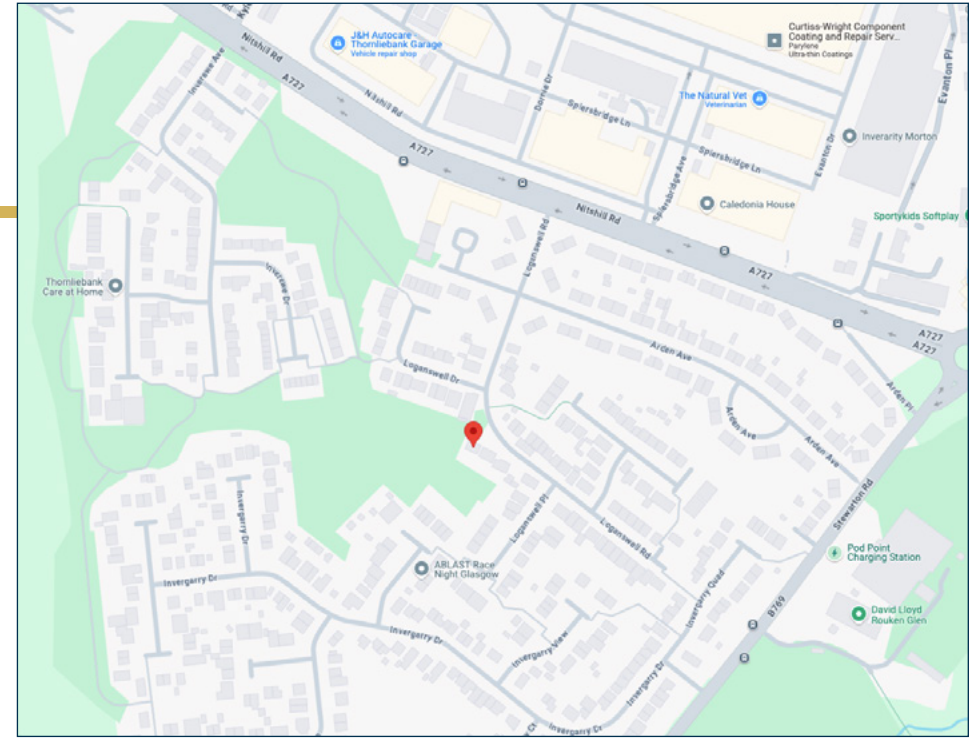


First Floor

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: E

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 1442

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