



8 Penrith Avenue, Giffnock

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Situation

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 Motorways.

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.

Penrith Avenue, located just off Church Road, is within walking distance of Giffnock Village local shops and restaurants and is conveniently located for access to Morrisons and Sainsburys on Fenwick Road. The Avenue Shopping Centre, Greenlaw Village Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants and Silverburn Shopping Centre are only a short drive away.

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. The property is within walking distance to Giffnock Train Station.

A wide range of sports and recreational facilities can be found locally to include Pure Gym Giffnock, David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock Health Clubs, as well as Cathcart, Williamwood and Whitecraigs Golf Clubs, Giffnock Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, this property sits within the catchment area for the highly reputable Primary and Secondary Schools, Including St Ninian's and Woodfarm High Schools.













Description

Seldom available, a particularly spacious, upgraded three bedroom/two public room traditional semi detached villa, located in one of Glasgow's most coveted residential neighbourhoods, close to local shops, transport links and first class East Renfrewshire Schooling.

The property has an elevated position and commands tree lined aspects to the front. Internally the retains much of its original charm and been reroofed, upgraded and well maintained by the present owner.

The complete accommodation extends comprises:

Ground Floor: Entrance vestibule. Spacious and welcoming reception hall. Generous bay window sitting room with fireplace an open fire. Family room, to rear, with fireplace and open fire. Well approving refitted dining sized kitchen fitted with a range of floor, wall mounted cabinets and complementary porcelain worktops and a wood burning stove. Utility room. Guest WC.

First Floor: Upper landing. Bedroom one with bay window commanding elevated tree line aspects, fitted wardrobes and an ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three. An attractively refitted house bathroom with free standing bath and walk in shower complete the accommodation.

Attic: Attic providing extensive storage.

The property has been reroofed and benefits from gas central heating, double glazing, hardwood herringbone flooring in the hall, sitting room and family room, and Amitico flooring in the kitchen and utility room.

Well kept private garden grounds, providing a mix of hard and soft landscaping.











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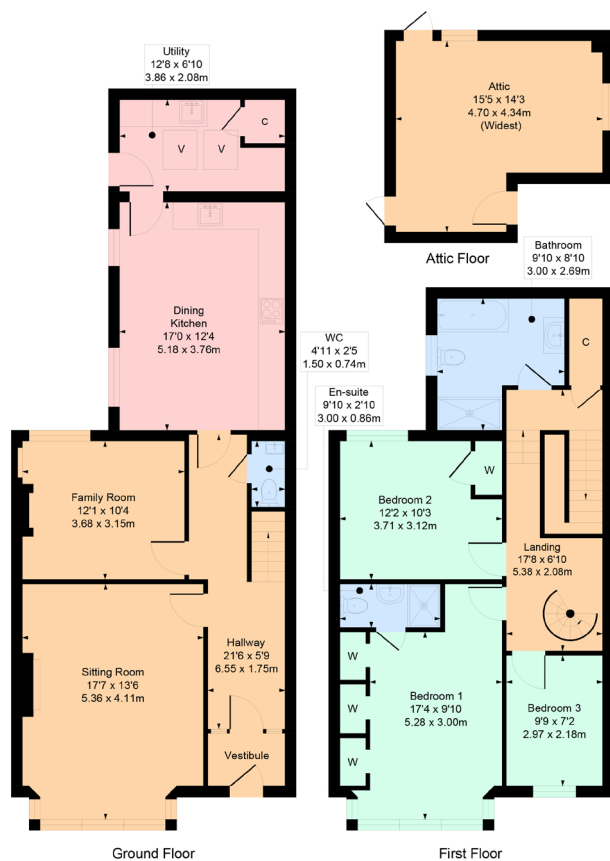


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Approximate gross internal area Main House: 1,503 sq ft - 139.63 sq m

Attic: 188 sq ft - 17.46 sq m

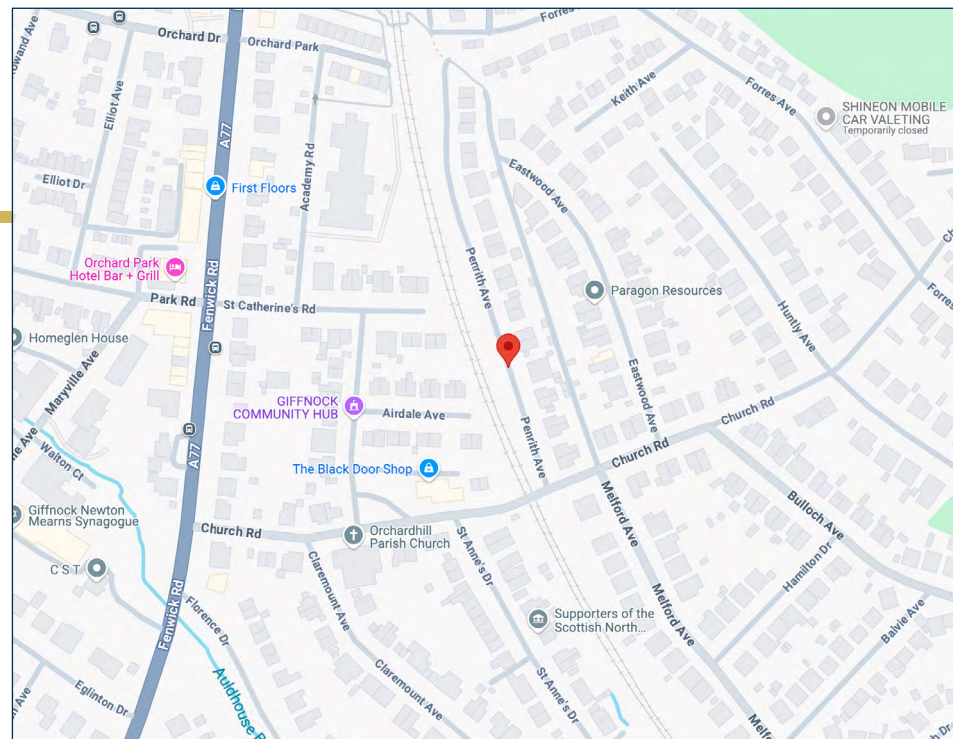
Total: 1,691 sq ft - 157.09 sq m



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

East Renfrewshire 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 D

Services

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

Local Authority

East Renfrewshire Council

Council headquarters

Eastwood Park, Rouken Glen Road

Giffnock G46 6UG

Tel: (0141) 577 3000

Property Reference 3312

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