



30 Willowford Road, Nitshill, G53 7LP

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

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.

Neighbouring suburbs, Barrhead, Darnley, Thornliebank, 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. Parkdale Way is conveniently located for access to Silverburn, The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and Sainsbury's in Darnley.

Sports and recreational facilities can be found locally to include, the Darnley to Dams Country Park, Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs golf clubs, Eastwood Theatre and Rouken-Glen Park.









Nicol Estate Agents

Property Description

A well presented extended three bedroom semi detached villa, set within this popular development, close to local amenities. Internally the property provides accommodation formed over two levels, well designed for family living.

Ground Floor: Welcoming reception hall. Spacious sitting room. Well appointed contemporary dining kitchen, fitted with a range of wall mounted and floor standing units and complementary worktop surfaces, with French doors onto conservatory in turn french doors give access to rear garden. Shower Room

First Floor: Upper landing Bedroom one with fitted wardrobe. Two further bedrooms, both with fitted wardrobes. House bathroom room with three-piece suite completes the accommodation.

The property is further complemented by gas central heating and double glazing. Solar P.V and Battery storage, Air Source heating pump, Well tended landscaped gardens, enclosed rear garden.

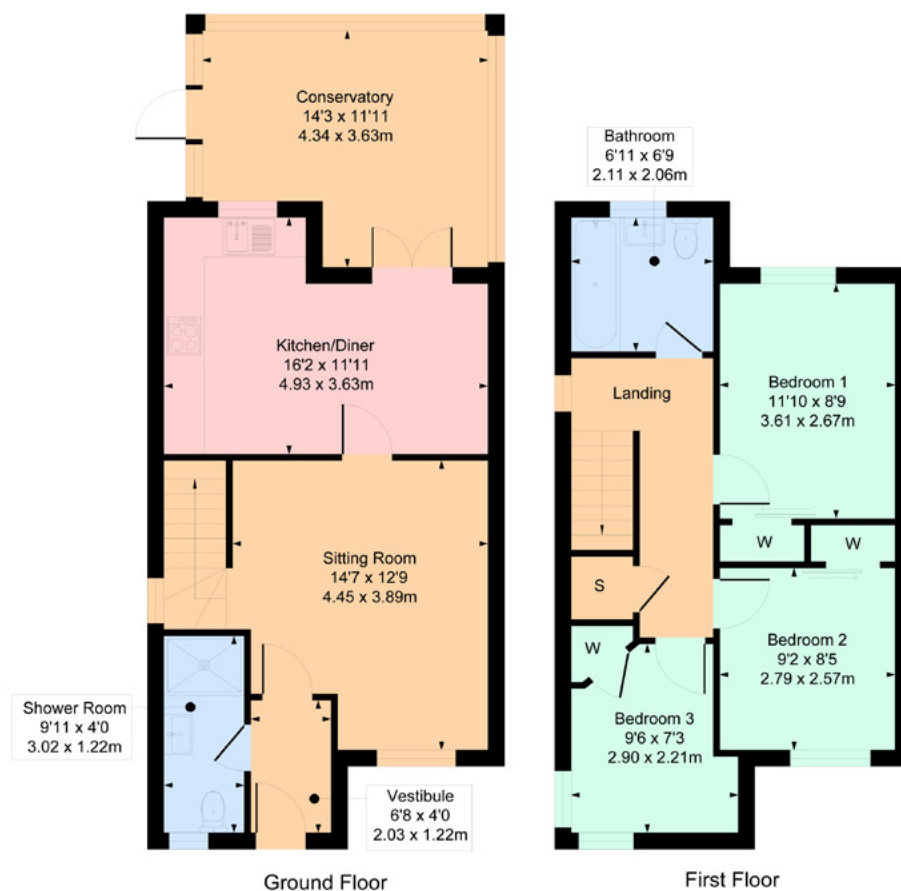
A driveway providing ample off street parking.

www.nicolestateagents.co.uk





30 Willowford Road, Nitshill
Approximate Gross Internal Area
1041 sq ft - 96.71 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.



Nicol Estate Agents

Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

Glasgow City Council
Band D

Fixtures & Fittings

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

Energy Efficiency Rating

Band A

Services

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

Local Authority

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

Property Reference

3337

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G78 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



www.nicolestateagents.co.uk