



30 Greenhill Avenue, Giffnock G46 6QQ

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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.

Greenhill Avenue is within walking distance of Clarkston Toll and Giffnock Village local shops and restaurants and is conveniently located for access to Morrisons, Lidl and Sainsburys on Fenwick Road, The Avenue Shopping Centre and Greenlaw Village Retail Park, which includes Waitrose and Aldi. 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 Williamwood and Giffnock Train Stations.

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.

A wide range of sports and recreational facilities can be found locally to include 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 Ninians High School. The property is within easy reach of various pick up points for Glasgow's private schools.









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Property Description

Seldom available, an upgraded, extended traditional styled, reroofed three bedroom detached bungalow, with south facing rear garden grounds, located in one of Glasgow's most coveted residential neighbourhoods, close to popular schools, Rouken Glen Park and Williamwood Train Station.

Internally, the property retains much of its original character and charm with a stylish modern interior and provides flexible accommodation, arranged over two floors.

At present, the accommodation extends to:

Ground Floor: Entrance vestibule. Reception hall with staircase to the first floor. Bay window sitting room with the original 1920's fireplace, incorporating a solid fuel stove. At the heart of the home is an impressive 34-foot open plan family room, kitchen, and dining area, overlooking the side and rear gardens. The kitchen provides a range of wall and base units, integrated Bosch appliances and granite worktops. The family/dining also has a large, panelled bay window to side elevation, original fireplace and a solid fuel stove. Bedroom one overlooks the front. Bedroom two, overlooks the rear garden. House bathroom, with shower above bath.

First Floor: Upper landing. Bedroom three has fitted wardrobes and is currently used as a home office.

The property has been reroofed in Spanish Cupa heavy 3 slates, with new gutters and downpipes, and benefits from gas central heating with an upgraded Worcester Bosch boiler and replacement double glazing.

Well-tended, landscaped gardens, enclosed gardens to the rear, enjoying a southerly orientation.

The grounds and attic would allow further development subject to the relevant consents, if desired. Planning permission(2015/0506/TP) exists for a large extension incorporating additional ground and upper floor accommodation.

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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band G

Fixtures & Fittings

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

Energy Efficiency Rating

Band C

Services

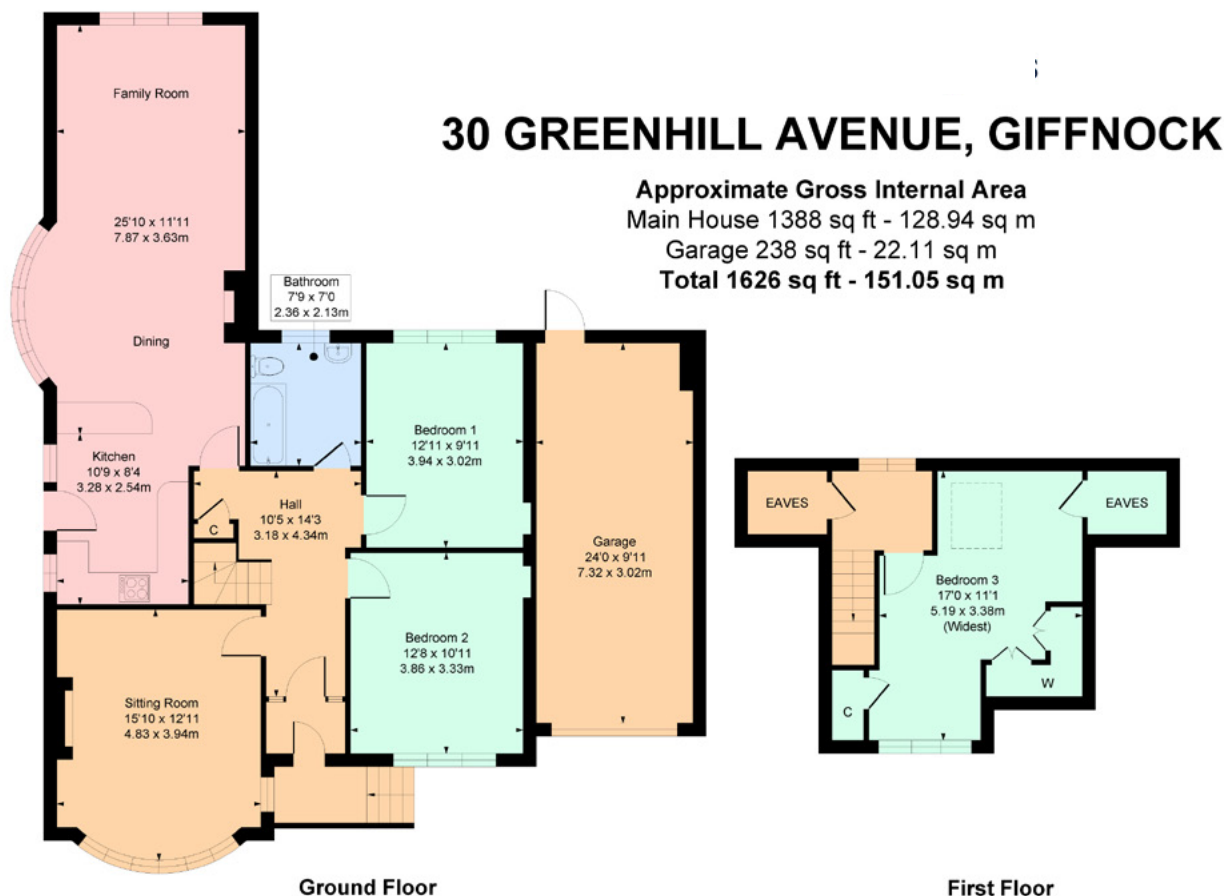
The property will be supplied by mains water, gas
and electricity. Gas central heating.

Local Authority

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

Property Reference

3368



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.

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