



9 Kyle Drive, Giffnock, Glasgow G46 6ES

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Situation

Newton Mearns and the neighbouring suburbs of Whitecraigs and Giffnock are acknowledged for their 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. Netherton Court is conveniently located for access to The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. Whitecraigs Train Station is within a short distance away.

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.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, 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.

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









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Property Description

An immaculately presented, two bedroom semi detached villa close to local amenities, transport links and popular East Renfrewshire Schooling.

At present the accommodation comprises:

Ground Floor: Reception hallway with staircase to upper level. Bright sitting room with large window overlooking the front gardens. Breakfasting kitchen, fitted with a range of wall mounted and floor standing units, complementary worktop surfaces, large understairs cupboard and French doors leading to the patio area and rear garden.

First Floor: Upper landing with access to two double bedrooms, both with wardrobe space. The refitted bathroom with three piece suite, with shower over bath, complete the accommodation.

The property is further complemented by gas central heating and double glazing. Well kept garden grounds, with terraces, ideal for entertaining. Driveway providing off street parking

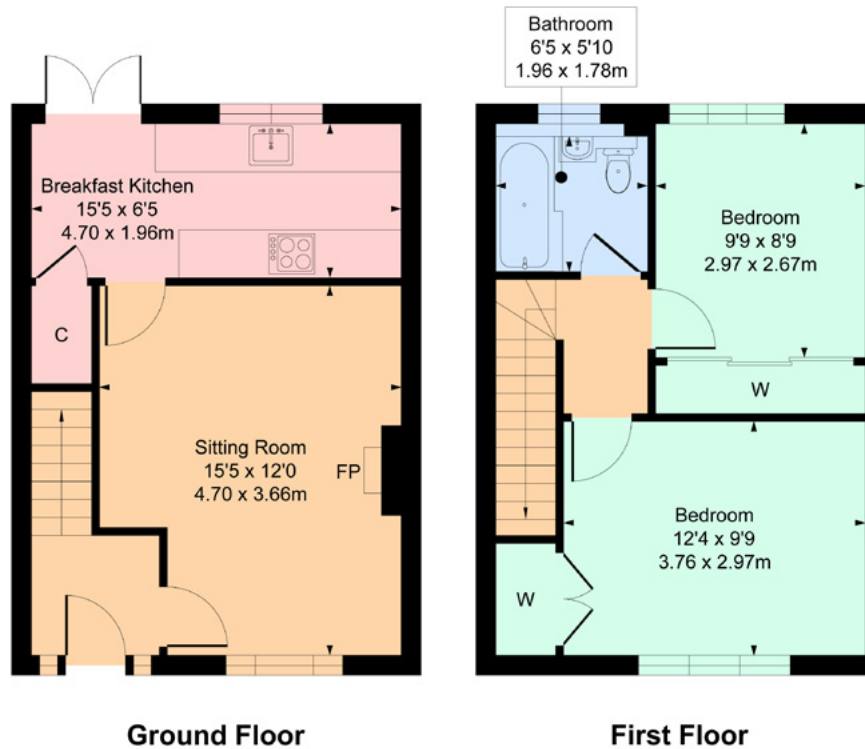


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9 Kyle Drive, Giffnock
 Approximate Gross Internal Area = 683 sq ft - 63.45 sq m



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.



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Viewing

By appointment through
 Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
 Band d

Fixtures & Fittings

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

Energy Efficiency Rating

Band E

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

3379