



**60 Woodlands Road, Thornliebank, G46 7JQ**

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## Situation

The popular and leafy East Renfrewshire suburbs of Rouken Glen, Giffnock, Clarkston and Newton Mearns are well known for their superb local amenities and good transport links, just 8 miles south of Glasgow's City Centre, with easy road connections to the M77, the M8 & Glasgow Southern Orbital.

Woodlands Road lies within walking distance of the boutique shops, restaurants, banks and library of Giffnock Village, including Morrison's and Sainsbury's on Fenwick Road, as well as Whitecraigs and Giffnock Train Stations. Within a few minutes drive are Waitrose, Tesco and Aldi of Greenlaw Village Retail Park, and the M&S Foodhall and Asda of The Avenue Shopping Centre.

The local Primary and Secondary schooling is unsurpassed in both quality and proximity, with the highly regarded Our Lady of the Missions Primary School, and St Ninians and Woodfarm High Schools all within easy walking distance.

For leisure, Rouken Glen Park, voted Best Park in the UK 2016, is just across the road, with walking trails through the woods, large adventure play area, skate park, five-a-side football pitches, tennis courts, walled garden, café and boating pond. Behind the woods to the rear of the house is Eastwood Park with the excellent East Ren Council Leisure Centre with its swimming pools, gym, theatre, arts workshop and café.

Other local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock Health Clubs, Cathcart, Williamwood and Whitecraigs Golf Clubs, and Giffnock Tennis Club.















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## Property Description

Seldom available, a spacious extended four bedroom/three public room detached villa, with a southerly facing rear garden, positioned within secluded garden grounds, close to Giffnock Village, Rouken Glen Park, popular schools and Whitecraigs Train Station.

The complete accommodation extends to:

**Ground Floor:** Entrance vestibule. Reception hall with cloakroom and staircase to upper floor. Spacious dual aspect sitting room with patio doors opening to the rear garden. Dining room, with folding door system, which can create an open plan arrangement to the generous south facing bay-window family room with fireplace at focal point. Kitchen fitted with a range of floor and wall mounted cabinets.

**First Floor:** Upper landing, in turn affording access to four bedrooms. The front facing bedrooms enjoy an elevated outlook over the surrounding area. The family bathroom completes the accommodation.

A particular feature of this property are the generous mature and private garden grounds, southerly facing at rear, with large sections of lawn and a rear terrace ideal for entertaining. Large loft space providing great additional storage and potential to develop, subject to the relevant consents.

Twin driveways, one leading to an integral garage with water tap and remote controlled door.

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



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### Viewing

By appointment through  
Nicol Estate Agents  
**Newton Mearns**

### Outgoings

East Renfrewshire Council  
Band F

### Fixtures & 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

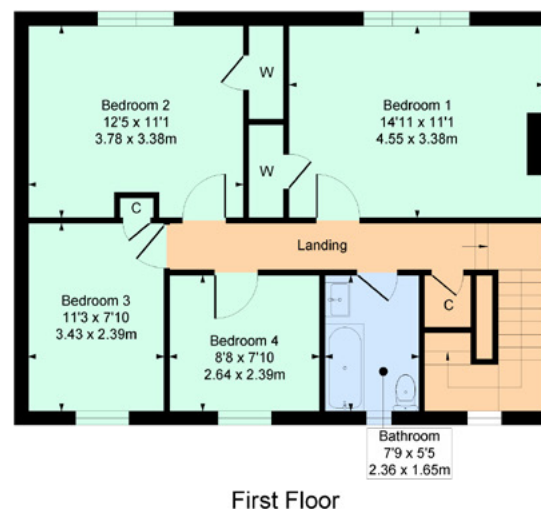
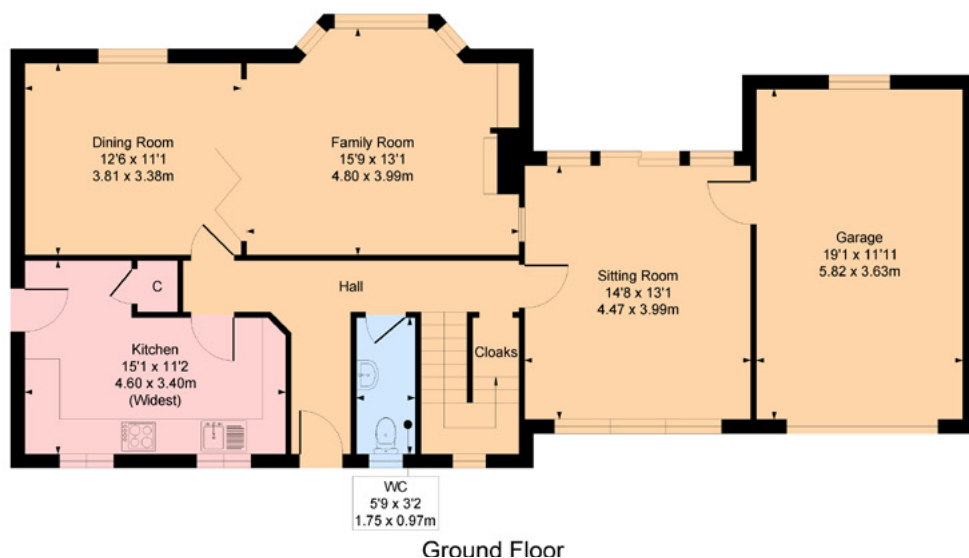
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## 60 Woodlands Road, Thornliebank

Main House = 1548 sq ft - 143.81 sq m

Garage = 227 sq ft - 21.08 sq m

Total = 1775 sq ft - 164.89 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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