



**19 Invergarry Gardens, Deaconsbank G46 8UF**

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## Situation

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Deaconsbank, 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. Invergarry Avenue is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. Patterson and Whitecraigs Train Stations are within a short drive of this property.

Sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park, voted Best Park in the UK in 2016.















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## Property Description

A well presented two bedroom upper floor cottage flat, with a private garden, set within this popular and established development, close to local amenities and services.

Internally the property has been upgraded and well maintained by the present owner and comprises:

Entrance hallway with staircase to upper accommodation. Reception hall with storage and hatch to attic. Well presented sitting/dining room with aspects to the front. Well appointed kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one, with fitted wardrobes. Bedroom two, with fitted wardrobes. The bathroom completes the accommodation.

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

Private section of garden grounds, located to the rear of property with garden shed.

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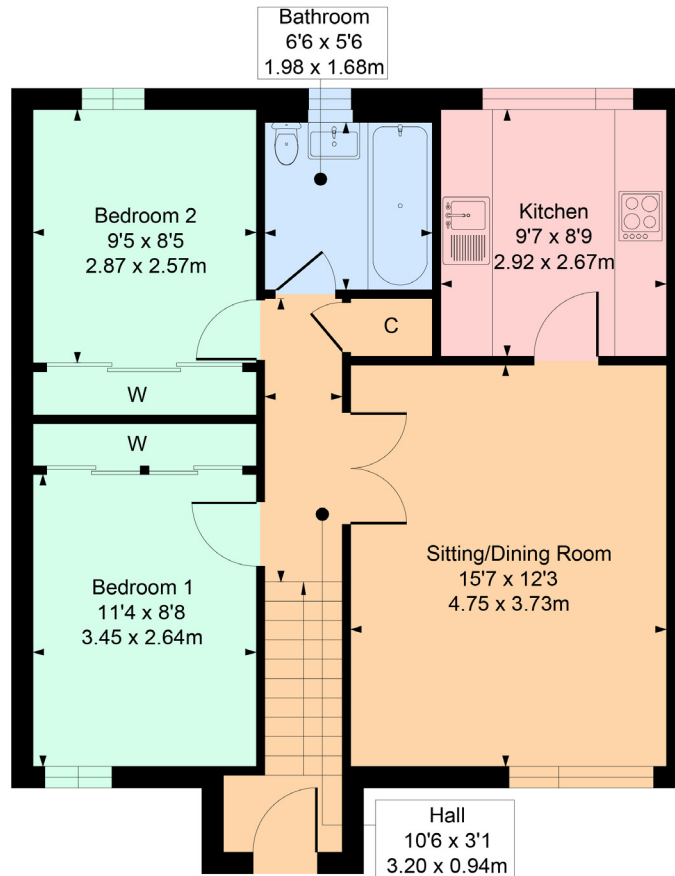






## 19 Invergarry Gardens, Deaconsbank

Approximate Gross Internal Area  
642 sq m - 59.64 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

Glasgow City Council:  
Band B

### Fixtures & Fittings

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

### Energy Efficiency Rating

Band tbc

### 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

3412

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