



21 Etive Drive, Giffnock G46 6PN

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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.

Etive Drive 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 and Woodfarm High Schools.

















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Seldom available, a truly impressive and beautifully presented four/five bedroom family home which has been comprehensively re-furbished and re-designed by the present owners, located in one of Glasgow's most coveted residential neighbourhoods, close to popular top performing East Renfrewshire schools, Rouken Glen Park and Williamwood Train Station.

A substantial extended detached bungalow affording spacious, well appointed and light accommodation arranged over three floors. In total the accommodation extends to approximately 2,679 Sqft (245 Sqm), not including the garage, and provides flexible accommodation, well designed for family living.

21 Etive Drive has undergone a complete transformation over the last few years and has been thoughtfully planned internally with generous open plan living spaces, enhancing the feeling of space and natural light, with high specification and stylish interior, presented to the market in walk-in condition.

At present, the accommodation comprises:

Ground Floor: Entrance vestibule. Impressive and spacious reception hall with staircase to the first floor and Guest WC. Bay window sitting room overlooking the front of property. Generous dining room, open plan to the dining room Well appointed refitted kitchen providing a range of wall and base units, integrated appliances and a breakfast bar. Bedroom one with a bay window and overlooks the front garden and has a dressing room ensuite bathroom, with separate shower.

First Floor: Upper landing. Two further double bedrooms with fitted wardrobes and eaves storage. An additional bathroom completes the upper level.

Lower ground floor: Landing with access to rear garden. Bedroom two. Bedroom three/ home office. Utility room. Guest WC.

The property further benefits from gas central heating, cloud sound system and double glazing. An in and out monobloc driveway leads to a single garage.

Well-tended, landscaped gardens to front and rear. Enclosed rear garden with terrace, large section of artificial lawn and multi functional out building, creating a professional environment for working from home or gym studio, and adding valuable extra space, with French doors opening to the garden.



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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 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

3483

21 Etive Drive, Giffnock
Approximate Gross Internal Area
Main House = 2679 sq ft - 248.88 sq m
Garage = 173 sq ft - 16.07 sq m
Outbuilding = 251 sq ft - 23.31 sq m
Total = 3103 sq ft - 288.26 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.

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



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