



Residential Development Plot

2 Woodlands Road, Thornliebank, G46 2ST

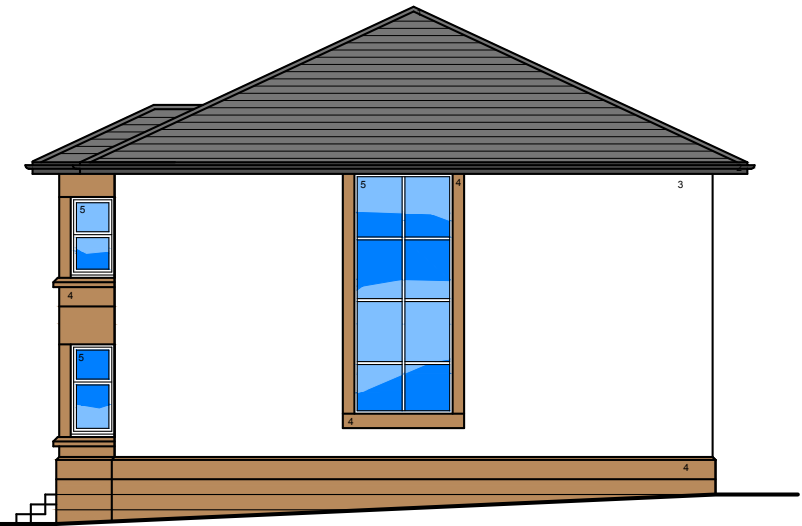
www.nicolestateagents.co.uk



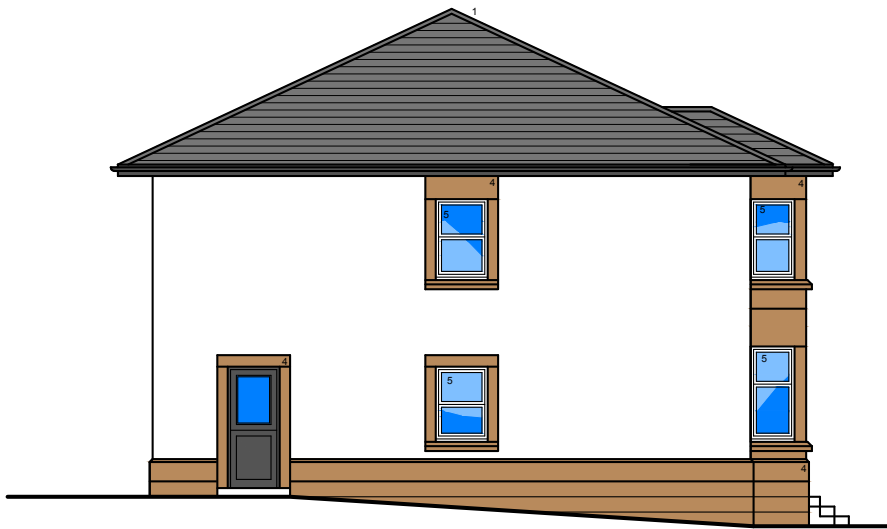
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FRONT (SOUTH WEST) ELEVATION



SIDE (NORTH WEST) ELEVATION



SIDE (SOUTH EAST) ELEVATION



BACK (NORTH WEST) ELEVATION



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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.

Woodfarm 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

A rare opportunity to acquire a building plot with conditional planning permission for a 2 storey four/five detached villa extending to approximately 244 Sqm (2626 Sqft), located within popular pocket of East Renfrewshire, close to local amenities, services and popular East Renfrewshire Schooling.

The plot, approximately 392 m2 (0.10 acres), has planning for an erection of two storey detached dwellinghouse (Ref: 2025/0121/TP)

The proposed accommodation comprises:

Ground Floor: Entrance vestibule. Reception hall with Guest WC and Cloaks. Spacious bay window sitting room. Family room. Dining room, open plan to kitchen. Utility room and pantry.

First Floor: Bedroom one with bay window and ensuite shower room. Bedroom two. Bedroom three. Bedroom four. Office/ Bedroom five. House bathroom.

Changes to current plans would be subject to obtaining the necessary planning consents. Any enquiries should be made direct to East Renfrewshire Council.

Viewing

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

Outgoings

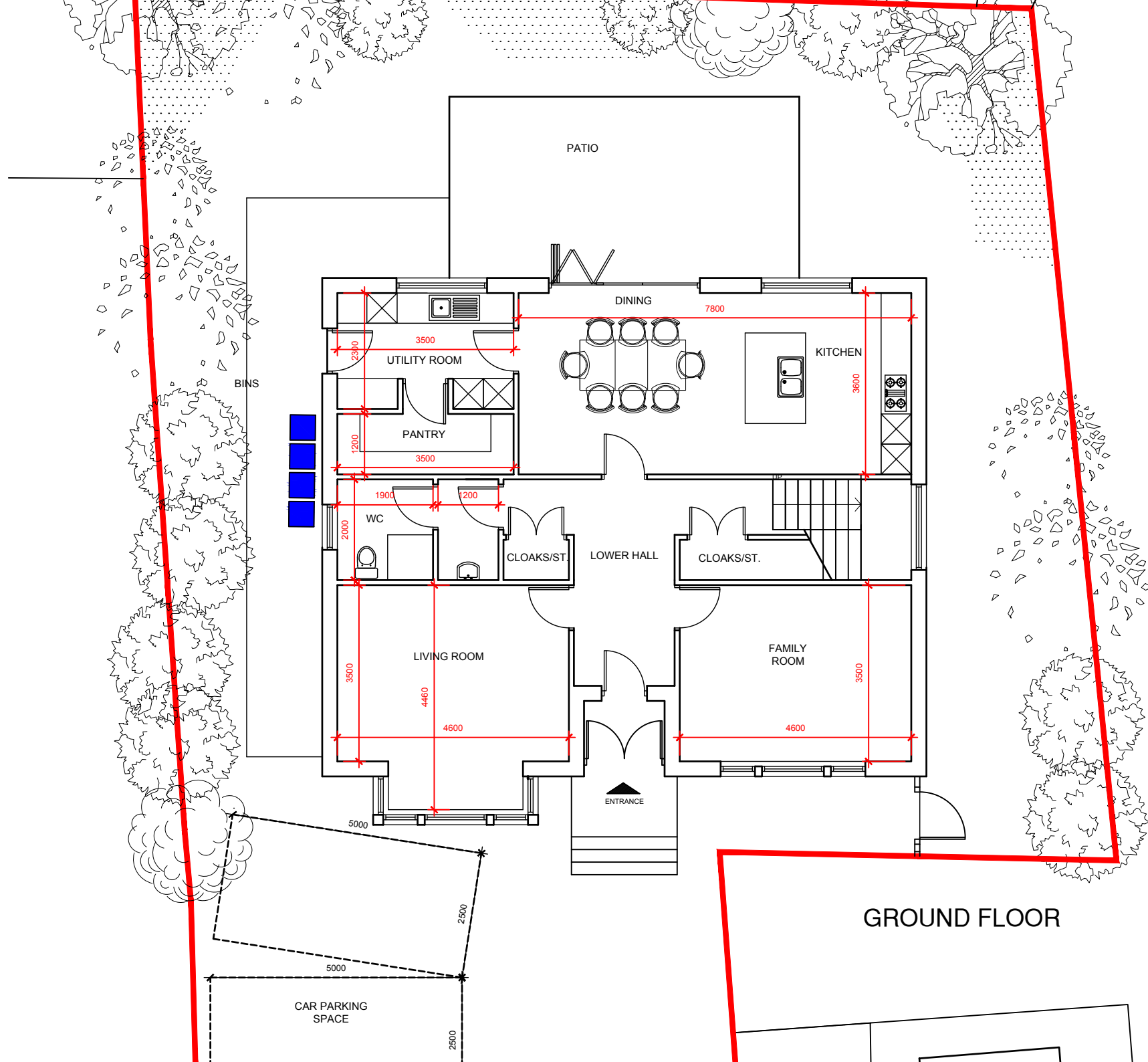
East Renfrewshire Council, Band TBC

Local Authority

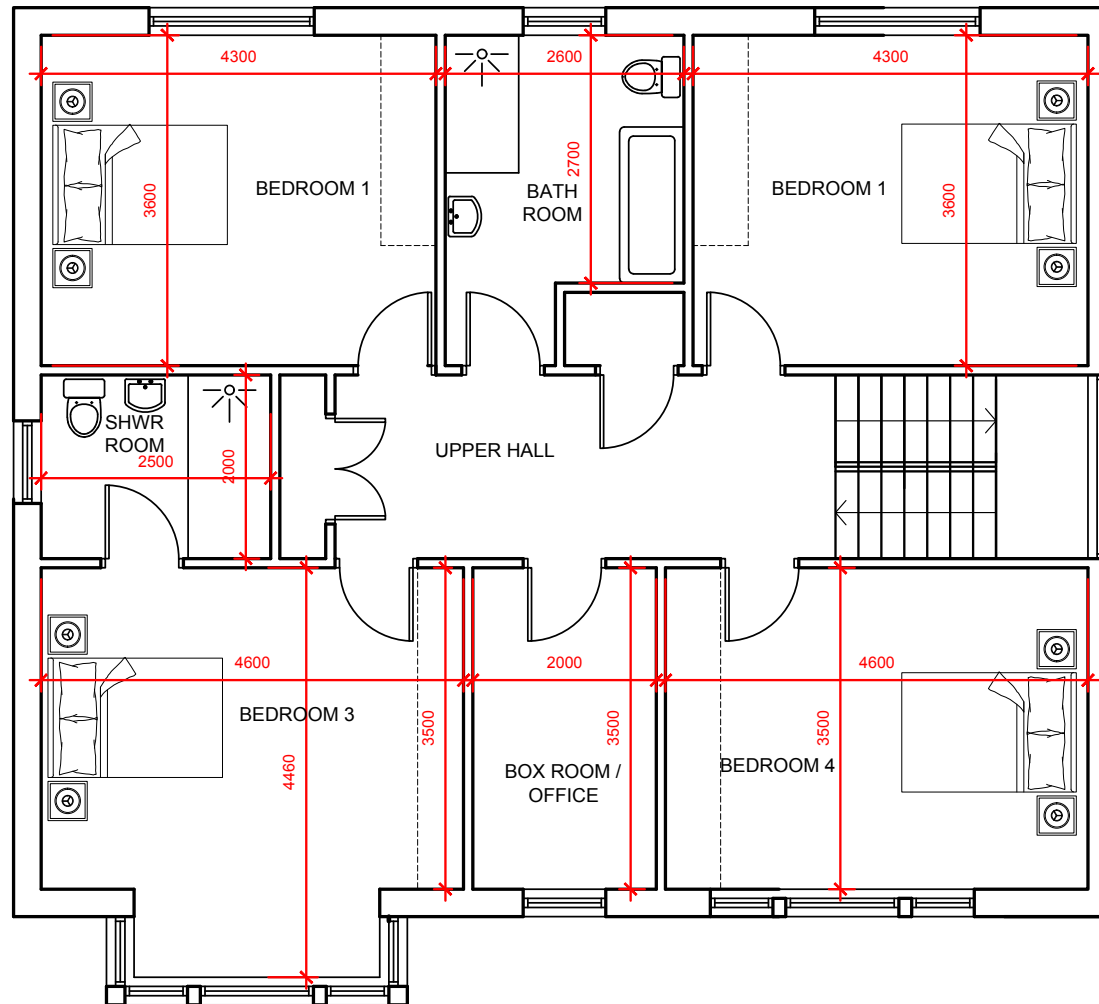
East Renfrewshire Council, Council headquarters, Eastwood Park, Rouken Glen Road Giffnock G46 6UG Tel: (0141) 577 3000

Property Reference

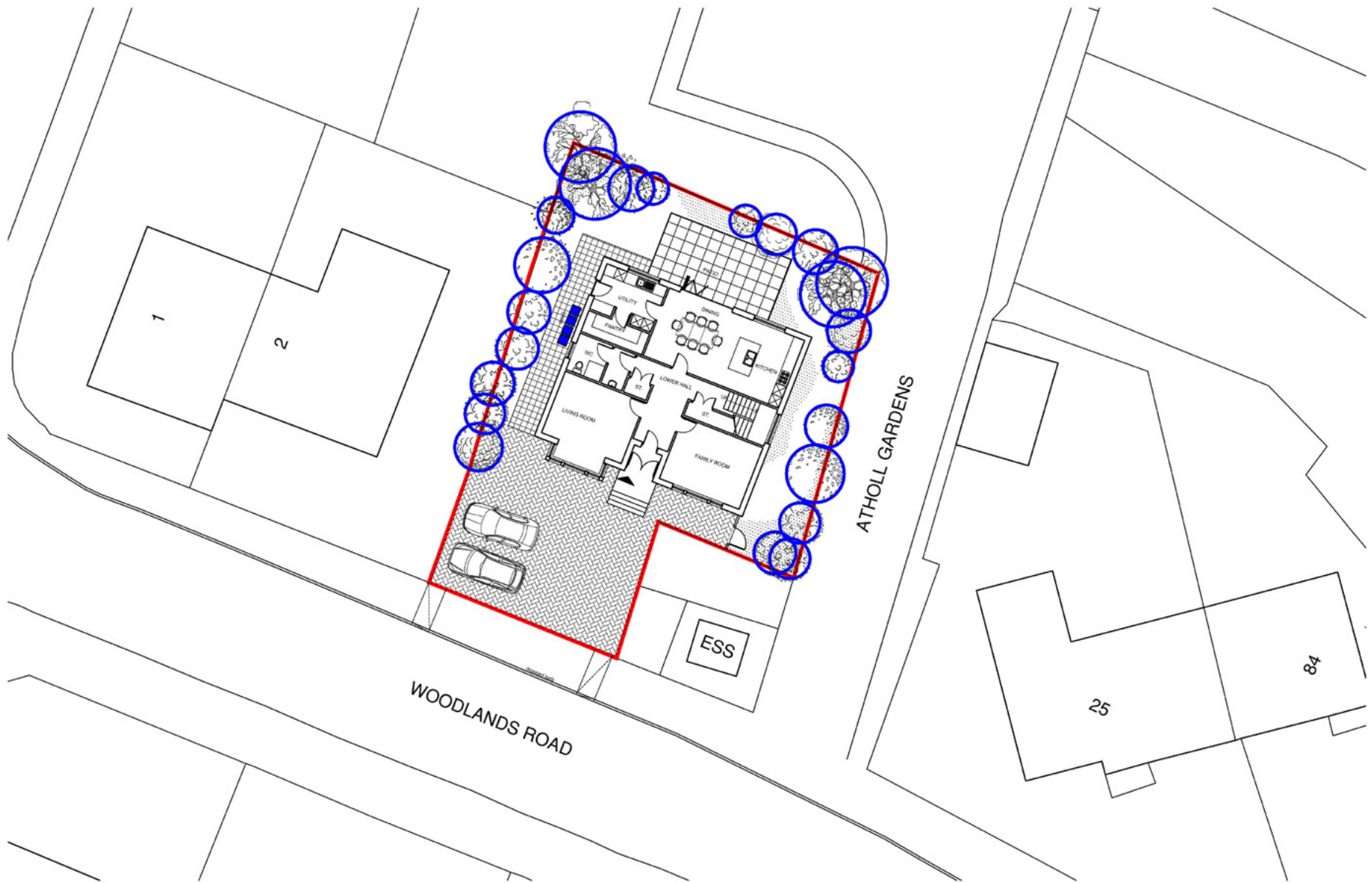
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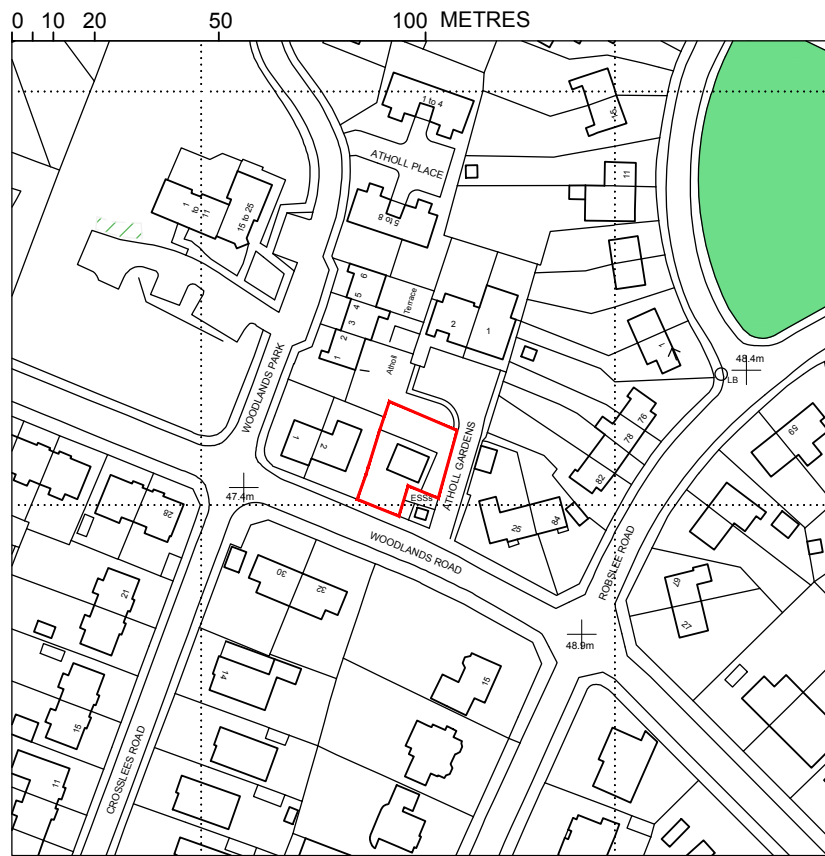


GROUND FLOOR



FIRST FLOOR





LOCATION PLAN AS EXISTING 1:1250



BLOCK PLAN 1:500