



Treeburn, Douglas Gardens, Giffnock

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Situation

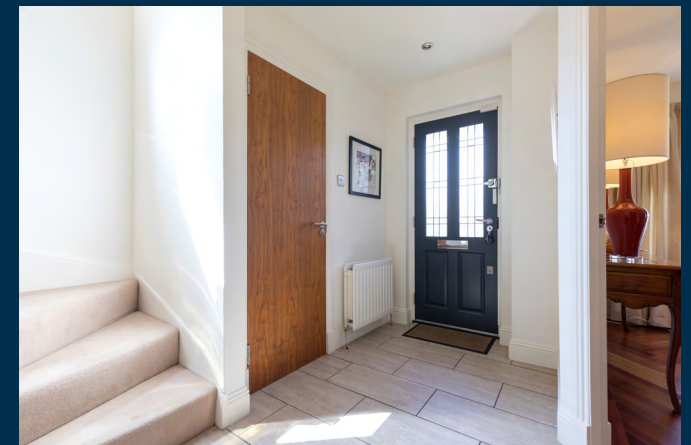
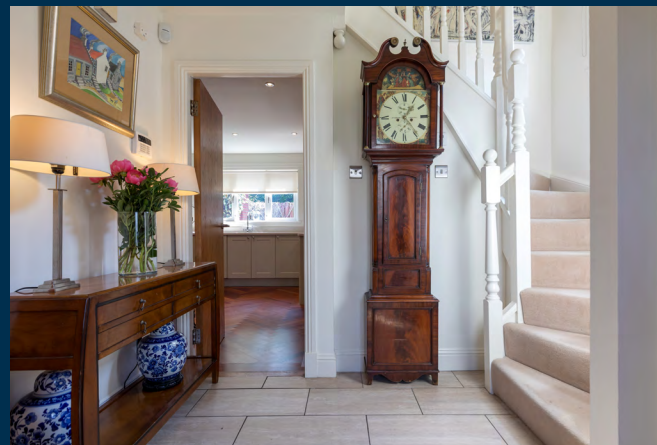
Giffnock is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

The property is within walking distance of Giffnock Village local shops and restaurants and is conveniently located for access to Morrisons and Sainsburys on Fenwick Road, The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. 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, Whitecraigs 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 Woodfarm and St Ninians High School.













Description

Seldom available, a fabulous detached villa, thoughtfully re-furbished, re-designed and extended by the present owners, located in one of Glasgow's most coveted residential neighbourhoods, close to Fenwick Road shops, popular schools, Rouken Glen Park and Williamwood and Giffnock Train Stations.

The upgraded and stylish accommodation extends to around 1,621 Sqft (150 Sqm) and is presented in an attractive contemporary manner.

Ground Floor: Welcoming reception hallway with guest WC. Well presented and spacious sitting room with feature fireplace. Well appointed combined dining and kitchen. The refitted kitchen is fitted with a full complement of floor and wall mounted cabinets and complementary stone worktops. Ample space for dining table and chairs. Separate utility room. Open plan family room, with French doors opening to terrace and garden.

First Floor: Upper landing. Principal bedroom with an ensuite shower room and dressing room (original fourth bedroom) with open eardrops and window to front. Bedroom two with fitted wardrobes. Bedroom three. An attractively refitted bathroom completes the accommodation.

Attic: Partially floored providing extra storage.

The property is further complemented by gas central heating, double glazing and a driveway which affords off street parking, leading to a single garage with automatic door.

Well kept mature garden grounds surround the property. Enclosed rear garden with extensive terrace, for entertaining.











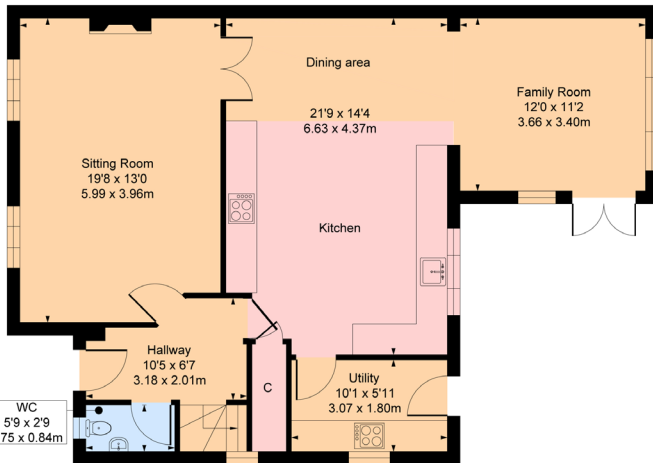
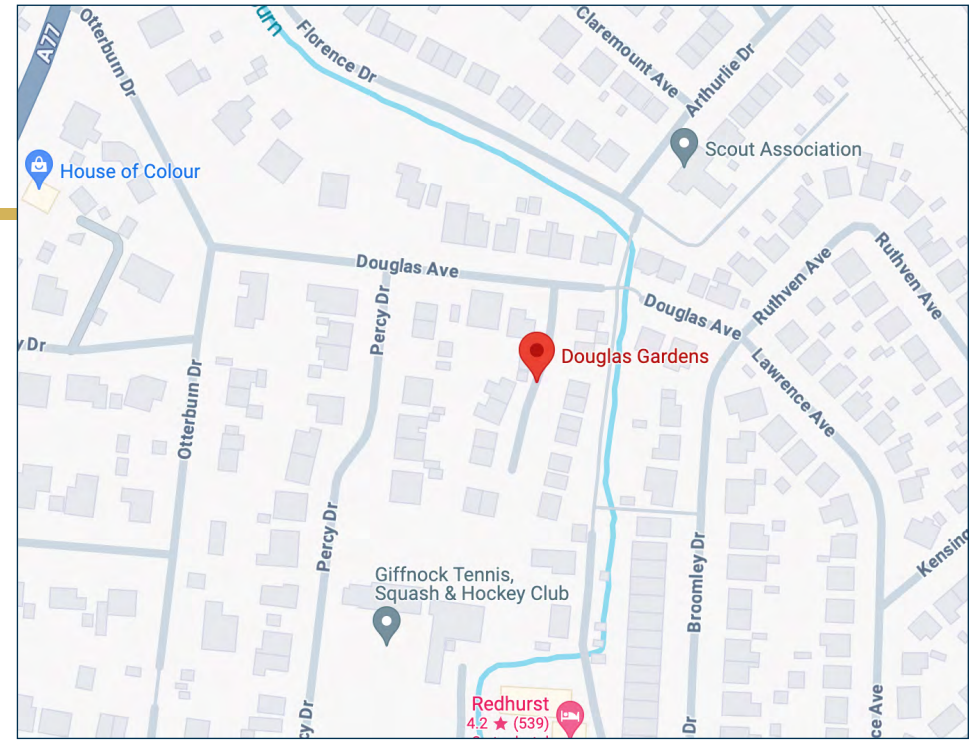


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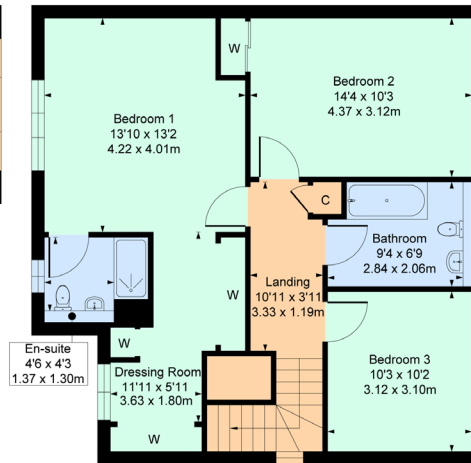


Treeburn, Douglas Gardens, Giffnock, G46 6NY

Approximate gross internal area = 1621 sq ft - 150.5sq m



Ground Floor



First Floor

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow.
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Council Tax Band: G

Fixtures and 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, electricity, gas and drainage. Gas central heating.

Local Authority

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

Property Reference 3138

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