



12 Sandstone Crescent, Thornliebank, G46 7RF

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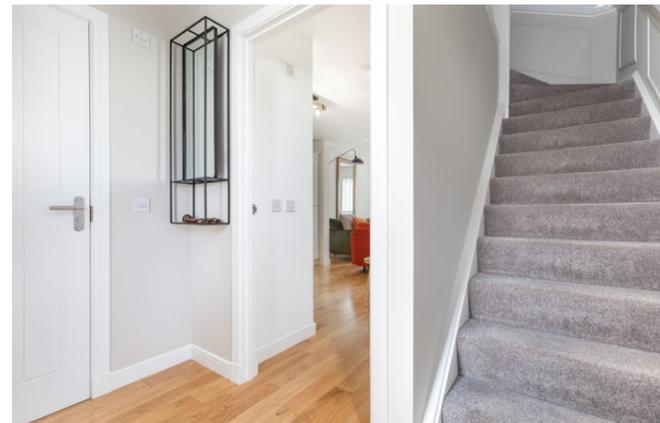
Situation

Thornliebank and the neighbouring suburbs of 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.

This popular 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 & the Glasgow Southern Orbital motorways.

Sandstone Crescent is within walking distance to local shops in Thornliebank and is conveniently located for access to The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. Thornliebank Train Station is within walking distance, while Patterton and Whitecraigs Train Stations are within a short drive of this property.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, 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.







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Property Description

This beautifully presented and upgraded three-bedroom end terrace villa offers virtually brand new accommodation, set within a popular Bellway development close to a range of local amenities and excellent transport links.

Ground Floor: A welcoming reception hall gives access to the guest WC and staircase to the upper floor. The bright and spacious sitting room features French doors opening onto the rear terrace and garden, with an understairs storage cupboard for added convenience. The room flows seamlessly into the upgraded open-plan dining kitchen, fitted with a range of contemporary wall and floor units, complementary worktops, and quality integrated appliances.

First Floor: The upper landing offers additional storage. Bedroom one is a double and overlooks the rear garden. Bedroom two, also a double, is positioned to the front of the property. Bedroom three is currently utilised as a dressing room. A stylish, well-appointed family bathroom completes the upper level.

The home further benefits from gas central heating and double glazing

Externally, the property enjoys well-maintained landscaped gardens. The enclosed southerly facing rear garden features a lawn and paved terrace, ideal for both relaxation and outdoor entertaining.

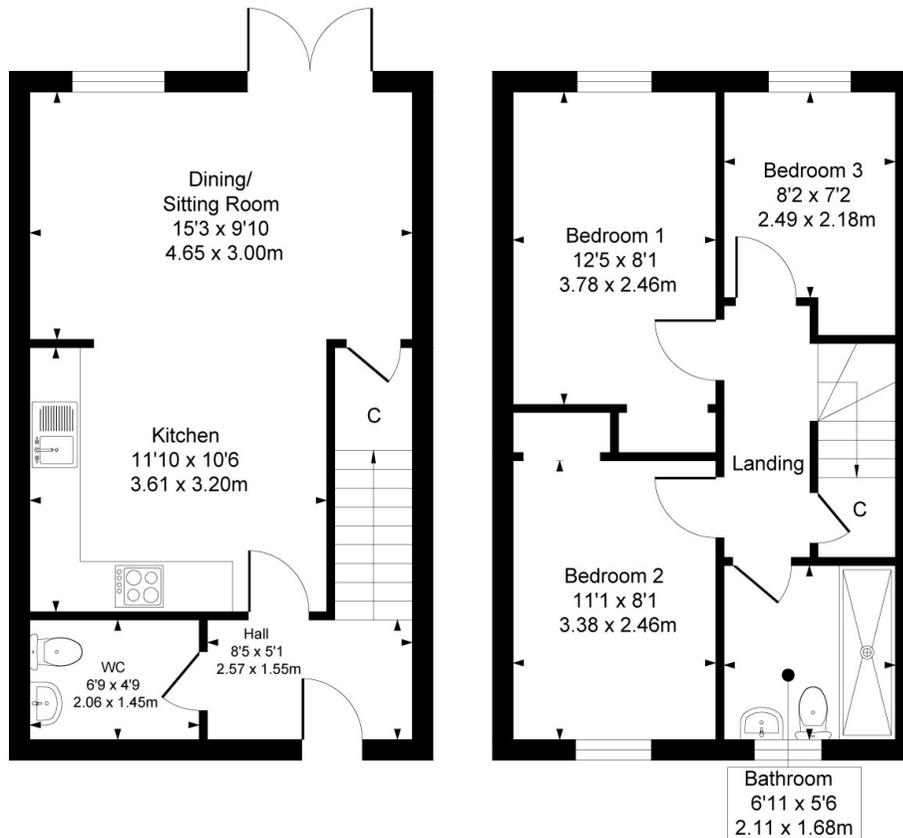
A driveway provides off street parking. For added peace of mind, the property benefits from the balance of the NHBC Guarantee.

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Approximate Gross Internal Area
785 sq ft - 72.92 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

East Renfrewshire Council
BandD

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, electricity 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

3509

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