



59 Grovebrun Avenue, Giffnock, G46 7DA

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Situation

A hugely popular suburb, Orchard Park, is located approximately 7 miles from Glasgow City Centre.

Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Giffnock and its neighbouring suburbs of Thornliebank, Newton Mearns and Clarkston are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of Tennis Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools.











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Property Description

A three bedroom end terrace villa, which has been recently refurbished by the current owner, and is set within close proximity to local amenities in the surrounding area.

This accommodation comprises:

Ground Floor: Reception hallway. Sitting room. Dining room, which overlooks the rear gardens. Modern fitted kitchen with a full range of floor and wall mounted cabinets.

First Floor: Two bedrooms and contemporary fitted family bathroom

The property is further complemented by gas central heating and double glazing and has been fully rewired. Enclosed rear garden providing privacy and shelter, ideal for entertaining. Driveway leading to a detached single garage, which has power and light installed.



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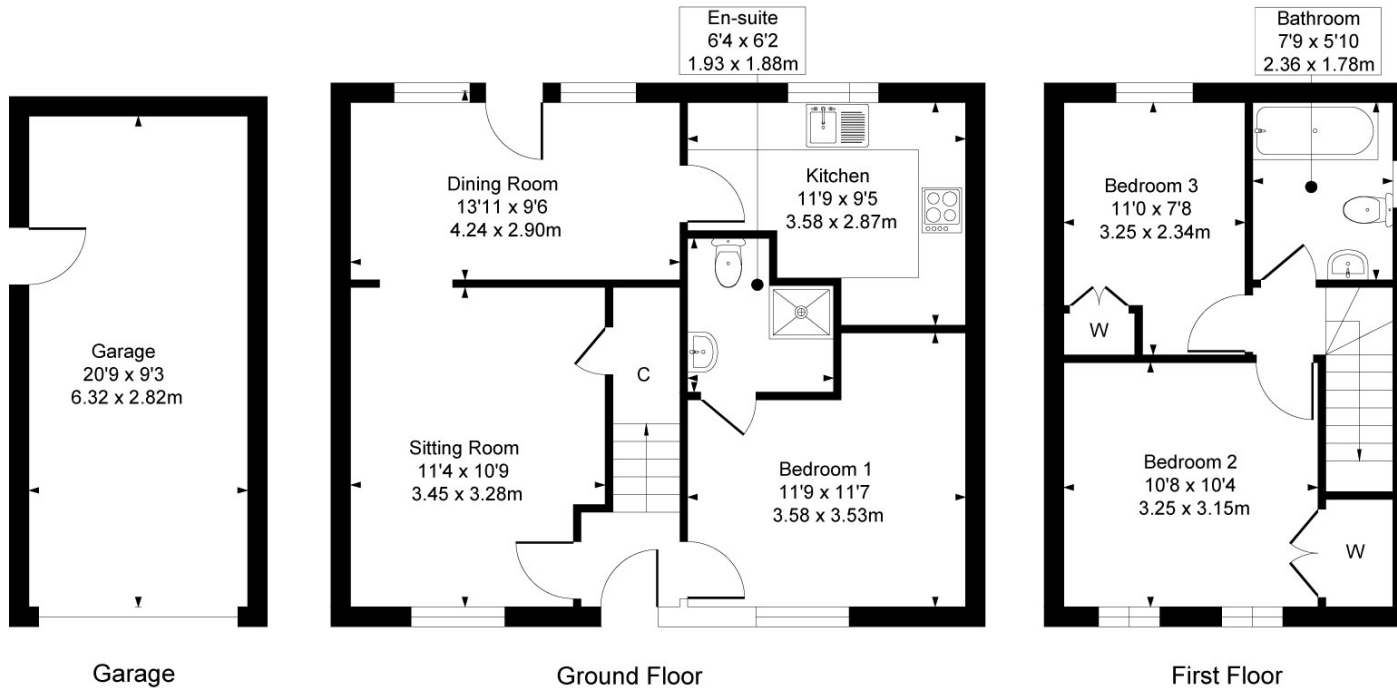
59 Groveburn Avenue, Giffnock

Approximate Gross Internal Area

Main House 852 sq ft - 79.15 sq m

Garage 192 sq ft - 17.83 sq m

Total 1044 sq ft - 96.98 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

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Newton Mearns

Outgoings

East Renfrewshire Council

Band C

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

3572