

33 Atholl Drive, Giffnock G46 6QL

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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.

Atholl 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, Whitecraigs 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 High School. The property is within easy reach of various pick up points for Glasgow's private schools.





















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Property Description

Seldom available, an extended traditional styled detached bungalow, located in one of Glasgow's most coveted residential neighbourhoods, close to popular top performing East Renfrewshire schools, Rouken Glen Park and Giffnock and Williamwood Train Stations.

The accommodation is formed over two level and comprises:

Ground Floor: Entrance vestibule. Reception hall. Sitting room overlooking the front. Dining room in turn connection to the spacious family room with French doors opening to the garden. Well appointed kitchen with Frech doors. Two bedrooms and a house shower room.

First Floor: Upper landing. Bedroom three. Study/ bedroom four provides added flexibility as a single bedroom or home office. A further shower room complete the accommodation.

A driveway to side leads to a detached garage. Well-tended, landscaped gardens to front and rear.



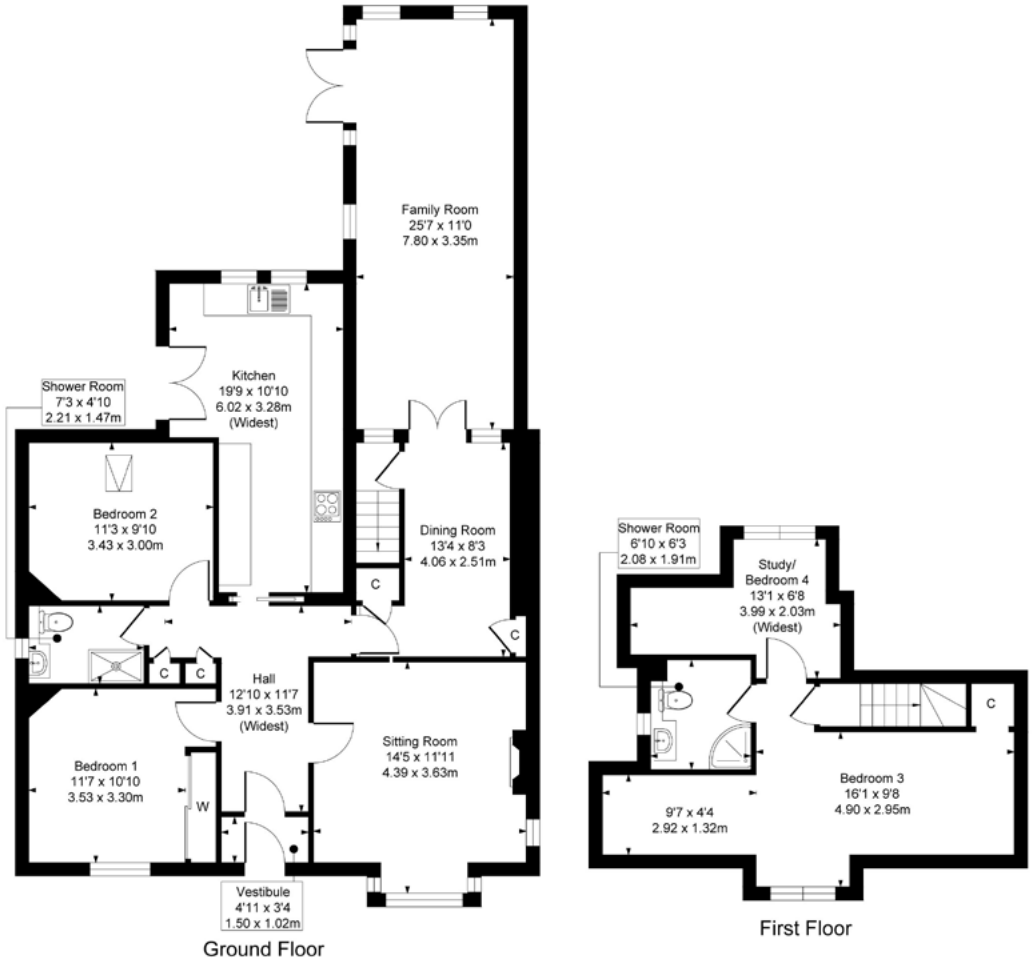






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Approximate Gross Internal Area
1563 sq ft - 145.20 sq m



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
Band F

Fixtures & Fittings
Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating
Band E

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

Property Reference
3719

Agents Note: *The property is being sold in its present condition, and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.*

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, G76 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk
www.nicolestateagents.co.uk