



68 Inverewe Gardens, Deaconsbank G46 8TJ
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Situation

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

The surrounding neighbourhoods 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. Loganswell Road is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. Patterton and Whitecraigs Train Stations are within a short drive of this property.

Sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park, voted Best Park in the UK in 2016.

In addition, this property sits within the catchments area for the highly reputable Primary and Secondary schools.







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Property Description

A well presented four bedroom semi-detached villa, set within close proximity to local amenities and services. Internally the property has been well maintained by the present owners and provides flexible accommodation.

The accommodation comprises:

Ground Floor: Reception hall. Bright and spacious sitting room. Well appointed Dining kitchen with a range of wall mounted and floor standing units, complementary worktop surfaces and access to rear garden. Bedroom four (formerly the garage) completes the ground floor accommodation.

First Floor: Bedroom one and bedroom two with fitted wardrobes. Bedroom three and modern family bathroom with three piece suite, completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. Enclosed rear gardens, which are of a good size and extremely private. A driveway provides off street parking to the front of property.



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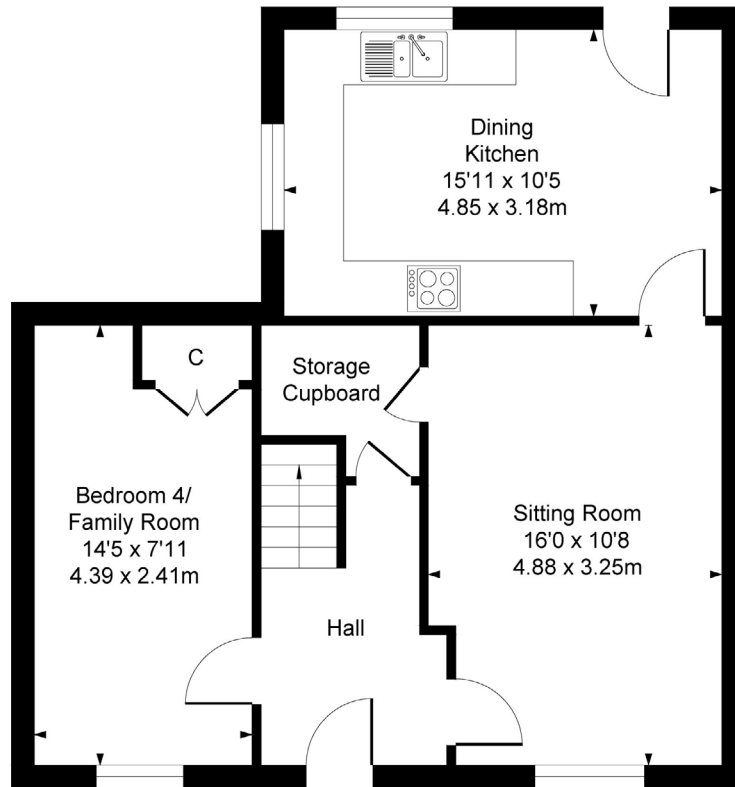




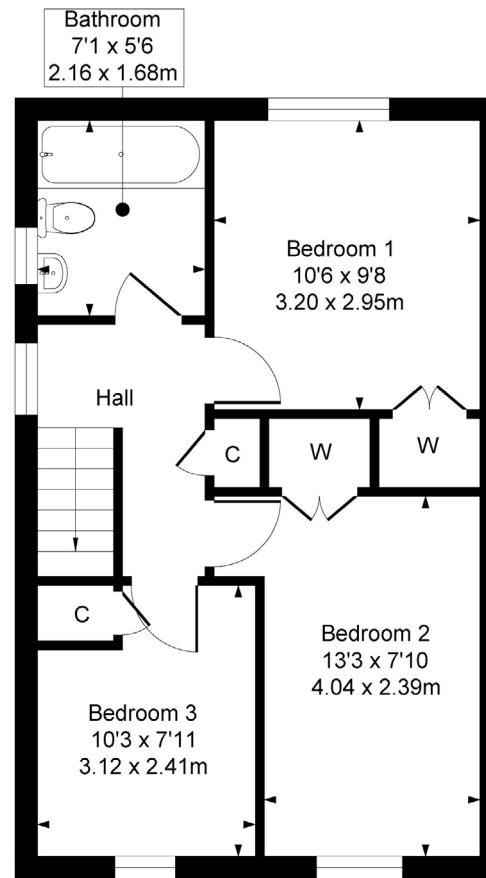


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Approximate Gross Internal Area
1001 sq ft - 92.99 sq m



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.



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

Glasgow City Council:
Band D

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, gas and electricity. Gas central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU

Tel: 0141 287 2000

Property Reference

3596

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, G78 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



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