



**68 Carleton Dive, Giffnock, G46 6AQ**

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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.

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.

The property is located in close proximity to Giffnock Village local shops and restaurants and is conveniently located to for access to Morrisons and Sainsburys on Fenwick Road, The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. The property is within walking distance to Giffnock Train Station.

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.

A wide range of sports and recreational facilities can be found locally to include Eastwood Park Theatre, 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.







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## Property Description

An extended three bedroom semi-detached villa, located within this popular development in the heart of Giffnock. Ideally placed for a host of local shops, schooling and amenities within Giffnock, this property would make the ideal family home,

The complete accommodation comprises:

**Ground Floor:** Entrance hallway with staircase to upper accommodation. Bright sitting room overlooking the front of the property. Well appointed dining sized kitchen, fitted with a range of wall mounted and floor standing units and a three piece shower room.

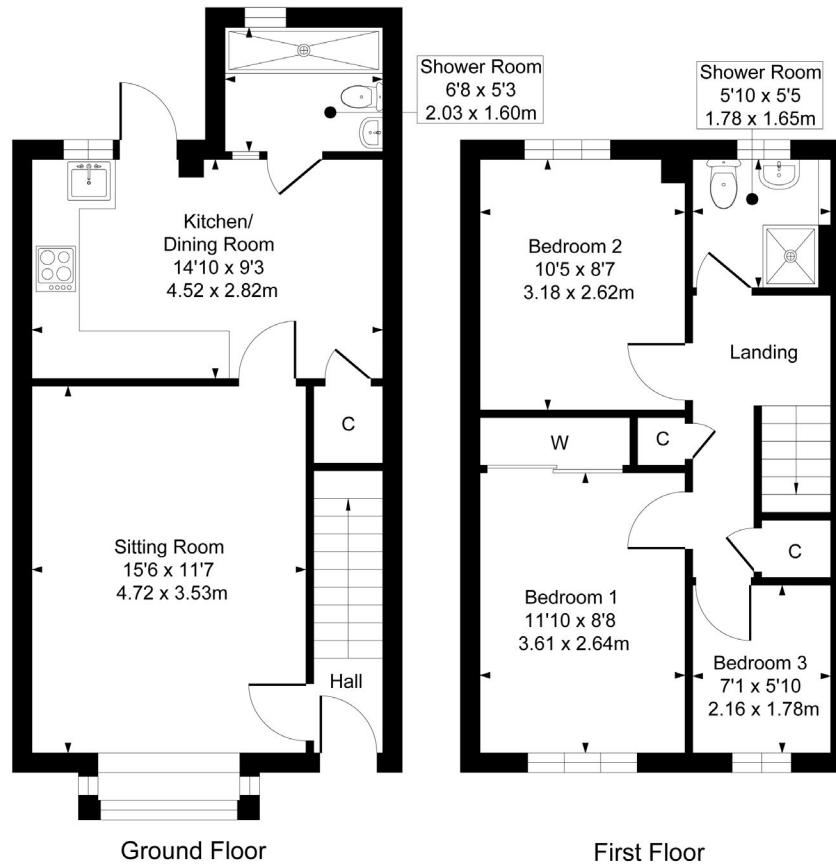
**First Floor:** Bedroom one benefitting from fitted wardrobe space. Bedroom two with wardrobe space. The house bathroom, with three piece suite completes the accommodation.

The property is further complemented by gas central heating and double glazing. Private garden to rear of property with a patio area, ideal for entertaining and a single sized garage.

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## 68 Carleton Drive, Giffnock

Approximate Gross Internal Area  
793 sq ft - 73.67 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 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

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

### Property Reference

3503