



33 Hathaway Drive, Giffnock

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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 David Lloyd Rouken Glen, Parklands Country Club, Pure Gym and Nuffield Giffnock health clubs, 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

Seldom available, a particularly spacious five/six apartment detached bungalow, located in one of Glasgow's most coveted residential neighbourhoods, close to local shops, transport links and first class schooling.

Offering all on the level accommodation and great development potential, the property would now benefit from modernisation.

The complete accommodation extends to:

Entrance vestibule. Spacious reception hall with storage. Generous bay window sitting room. Dining room in turn affording access to the conservatory. Kitchen fitted with a range of floor and wall mounted cabinets and complementary worktops. Rear porch. Three double bedrooms. The house bathroom completes the accommodation.

Attic: Attic providing extensive storage.

The property benefits from gas central heating.

Well kept private garden grounds, southerly facing at rear.

A driveway provides off street parking and leads to a single garage. The grounds and attic would allow further development subject to the relevant consents, if desired.

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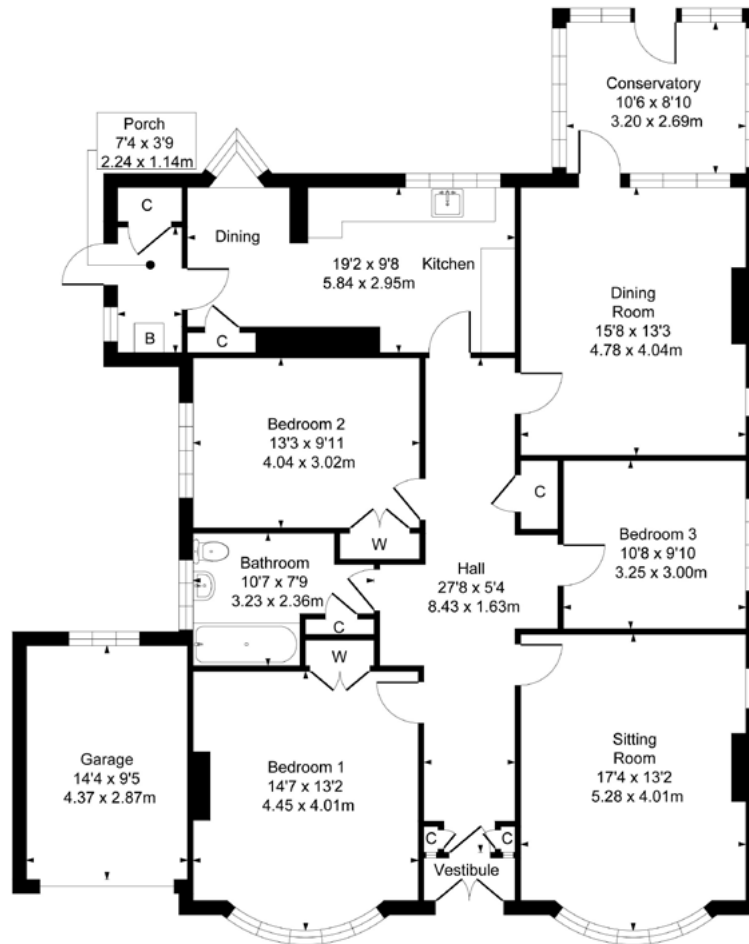






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Approximate Gross Internal Area
Main House 1520 sq ft - 141.21 sq m
Garage 135 sq ft - 12.54 sq m
Total 1655 sq ft - 153.75 sq m



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 G

Fixtures & Fittings

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

Energy Efficiency Rating

Band D

Services

The property is supplied by mains water, electricity, gas 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

3654

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