



**5 Merrycres Avenue, Giffnock G46 6BY**

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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 and ideally situated for easy access to a wide range of local amenities in the popular area of Giffnock, this attractive semi-detached bungalow offers excellent accommodation and would make an ideal family home.

The accommodation comprises:

### Ground floor:

Entrance vestibule, leading to a spacious reception hallway. Bright bay-windowed sitting room, separate dining room, and a modern fitted kitchen with a range of wall-mounted and floor-standing units, with direct access to the rear garden. Generous double bedroom to the front. Modern four-piece family bathroom, completes the ground floor accommodation.

The first floor comprises two double bedrooms and a three-piece shower room.

The property benefits from well-maintained gardens to both the front and rear, with the rear garden providing an ideal space for outdoor entertaining. A private driveway offers off-street parking. Further benefits include gas central heating and double glazing.



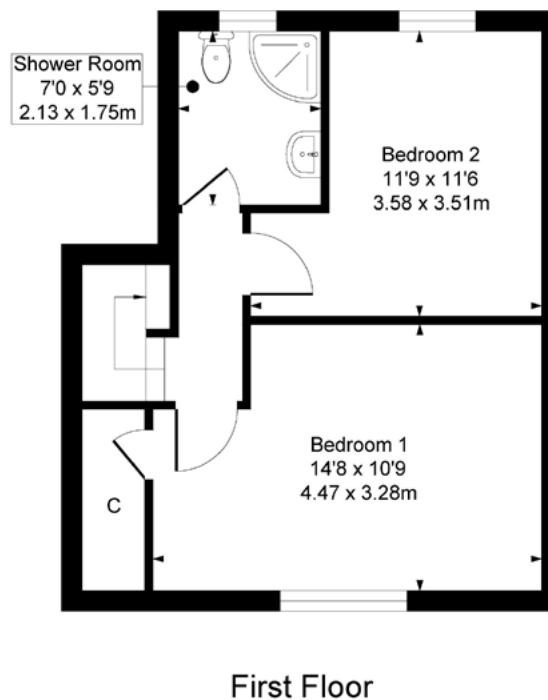
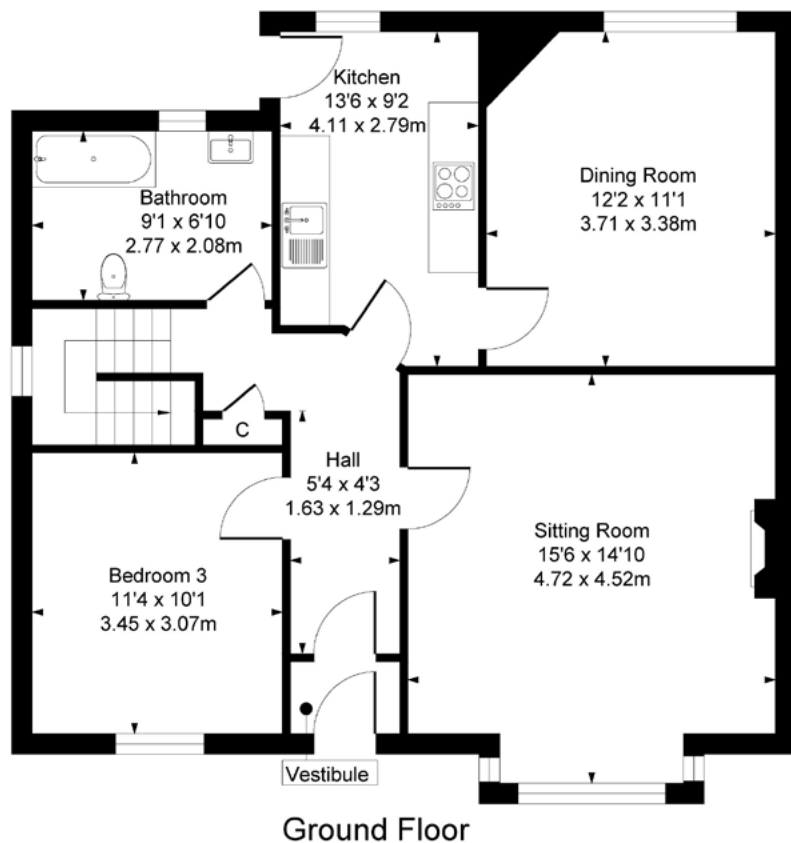
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## 5 Merrycrest Avenue, Giffnock

Approximate Gross Internal Area  
1210 sq ft - 112.41 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 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

3642