



5 Ravenstone Drive, Giffnock G46 6AL

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

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.













Nicol Estate Agents

Property Description

Seldom available and ideally situated, this four bedroom/three public traditional semi-detached bungalow enjoys a prime central location with a southerly facing rear garden, close to local shops, excellent transport links, and highly regarded East Renfrewshire schools.

Offering flexible and well-proportioned accommodation throughout, the property comprises:

Ground Floor: Entrance vestibule leading to a welcoming octagonal reception hallway featuring an impressive stained and leaded glass cupola. Bright and spacious sitting room with feature fireplace and patio doors opening onto the rear garden. Well-appointed kitchen. Formal dining room with staircase to one side, leading to the upper level and connecting to the conservatory. Bedroom three with bay window and fitted wardrobes. Bedroom four, also featuring a bay window. A family bathroom completes the ground floor accommodation.

First Floor: Upper landing leading to principal bedroom with ensuite shower room, and a further bedroom/home office.

The property further benefits from gas central heating, double glazing, private well-maintained garden grounds to the front and rear, and a desirable southerly aspect to the rear garden, ideal for outdoor entertaining.

A private driveway provides convenient off-street parking.



www.nicolestateagents.co.uk







5 Ravenstone Drive, Giffnock G46 6AL

Approximate Gross Internal Area

1684 sq ft - 156.44 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.



Nicol Estate Agents

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 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

3609