



70 Forres Avenue, Giffnock, G46 6LE
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Situation

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 Motorways.

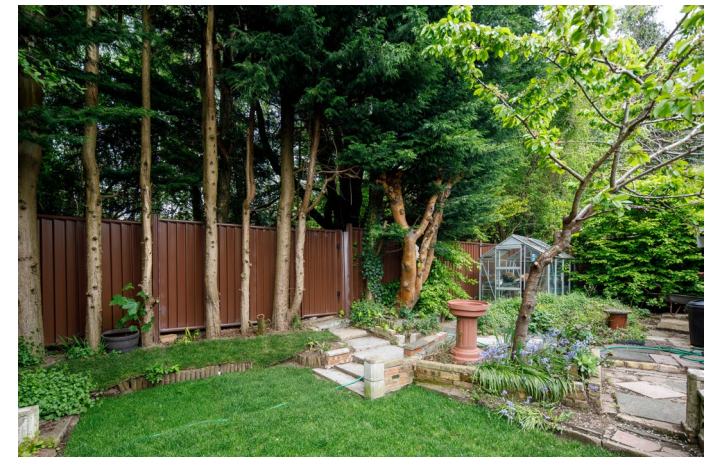
Giffnock is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

Forres Avenue, located just off Church Road, is within walking distance of Giffnock Village local shops and restaurants and is conveniently located for access to Morrisons and Sainsburys on Fenwick Road. The Avenue Shopping Centre, Greenlaw Village Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants and Silverburn Shopping Centre are only a short drive away.

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. The property is within walking distance to Giffnock Train Station.

A wide range of sports and recreational facilities can be found locally to include Pure Gym Giffnock, David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock Health Clubs, as well as 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.

In addition, this property sits within the catchment area for the highly reputable Primary and Secondary Schools, including St Ninian's and Woodfarm High Schools.











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Set on a prominent position within this preferred local address, a rare opportunity to acquire a professionally extended three-bedroom semi-detached villa providing spacious accommodation which is sure to appeal to the growing family market.

The home has recently been upgraded by the present owners and is sure to impress on viewing.

Comprises ,entrance vestibule, broad reception hallway, front-facing formal lounge with focal point feature fireplace, a dining room with an impressively sized adjoining family room featuring patio doors that provide access to an elevated decked patio, which is further enhanced by an adjoining three-piece shower room. The recently installed 'Howdens 'kitchen offers an excellent range of base and wall units with integrated appliances, including electric oven, matching hob, fridge-freezer, and dishwasher and the adjoining utility room features a side-facing window and includes good range of storage units and single bowl sink.

The upper level is reached by a single-flight stairwell with a side facing window , with the upper landing housing a useful storage cupboard. Bedroom one is front-facing with fitted wardrobes, bedroom two offers wooded aspects to the rear, a good sized front-facing single bedroom and a four-piece family bathroom completes the accommodation.

Externally, the home sits within well-maintained garden grounds to the front and rear with colourful borders and tender lawns, off street parking is provided via a sizeable driveway with the added benefit of a carport, and a large single garage. The grounds are further enhanced by a greenhouse and a garden storage room.

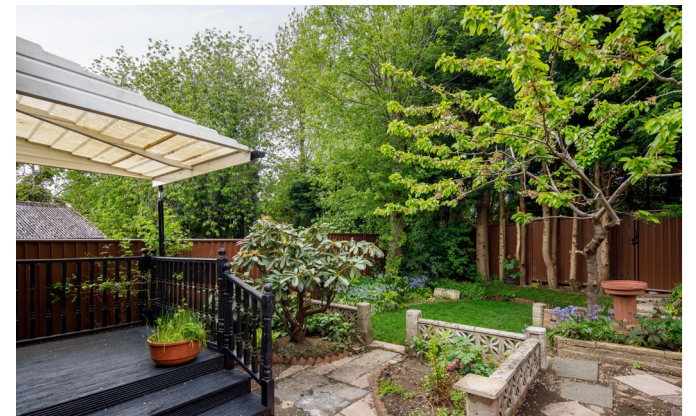
The high-amenity district of Giffnock boasts a wealth of both local and high-street shopping, as well as upmarket bars and restaurants and for the commuter, excellent bus and rail services provide direct access to Glasgow city centre all within easy walking distance.

The area is also noted for its high-attaining secondary schooling, including St. Ninian's and Woodfarm High Schools.

Additional benefits include recently installed combi boiler (April 2026) modern Upvc windows, re-tiled roof and solar panels.

Viewing essential.







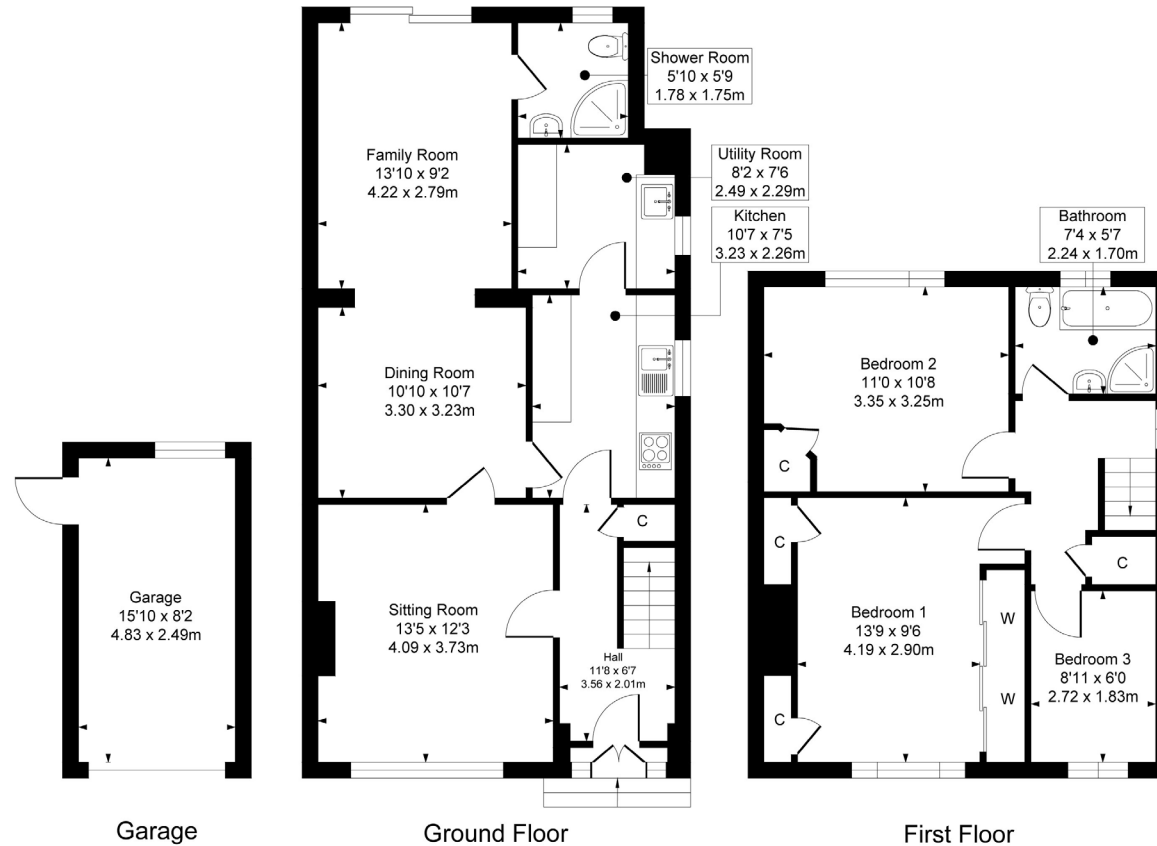
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Approximate Gross Internal Area

Main House 1196 sq ft - 111.11 sq m

Garage 129 sq ft - 11.98 sq m

Total 1325 sq ft - 123.09 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 E

Fixtures & Fittings

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

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Agents Note:

Under the Estate Agents Act 1979, we write to advise that the seller is a connected person as defined by the Act.

Local Authority

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

Property Reference

3591

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