



23 Hathaway Drive, Giffnock

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Situation

The popular and leafy East Renfrewshire suburbs of Giffnock, Clarkston and Newton Mearns are well known for their superb local amenities and good transport links, just 8 miles south of Glasgow's City Centre, with easy road connections to the M77, the M8 & Glasgow Southern Orbital motorways.

The property is within walking distance of the boutique shops, restaurants, banks and library of Giffnock Village, including Morrison's and Sainsbury's on Fenwick Road, as well as Whitecraigs and Giffnock Train Stations. Within a few minutes' drive are Waitrose, Tesco and Aldi of Greenlaw Village Retail Park, and the M&S Foodhall and Asda at The Avenue Shopping Centre.

The local Primary and Secondary schooling is unsurpassed in both quality and proximity, with the highly regarded Our Lady of the Missions Primary School, and St Ninians and Woodfarm High Schools, all within easy walking distance.

For leisure, Rouken Glen Park, voted Best Park in the UK 2016, is just across the road, with walking trails through the woods, large adventure play area, skate park, five-a-side football pitches, tennis courts, walled garden, café and boating pond, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Other local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock Health Clubs, Cathcart, Williamwood and Whitecraigs Golf Clubs, and Giffnock Tennis Club.

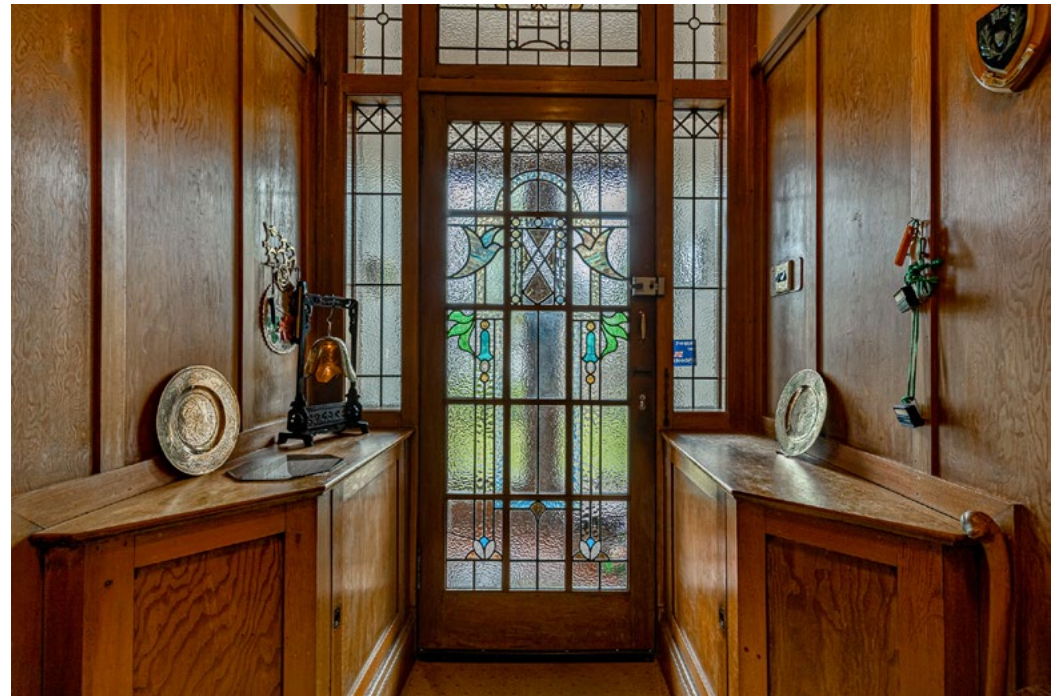








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Description

A spacious, classically designed detached bungalow located within this sought after residential pocket of Giffnock, set within generous south westerly facing landscaped private corner garden grounds, close to Fenwick Road amenities.

Available for the first time in over 60 years, this property retains much of its original character, has been well maintained by the present owners, although would now benefit from some modernisation and affords flexible accommodation formed on one level.

At present the accommodation comprises:

Entrance vestibule. Spacious and welcoming wood panelled reception hall with stained glass cupola. Generous bay window sitting room with feature fireplace. Generous dining room with and views over the rear gardens. Inner hall with storage. Family room, overlooking rear garden, in turn affording access to the kitchen. The kitchen is fitted with a range of wall mounted and floor standing units and allows access to the rear utility porch and in turn the garden. Bedroom one has a bay window and an ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobe. House bathroom with three piece suite and original Vitrolite tiling completes the accommodation.

The property is further complemented by gas central heating and is mostly double glazed. Well kept generally level corner garden grounds, enclosed rear garden enjoying a south westerly orientation. There is a driveway to the front offering off street parking leading to a garage. The attic would provide further development opportunity, if desired, subject to the relevant consents.











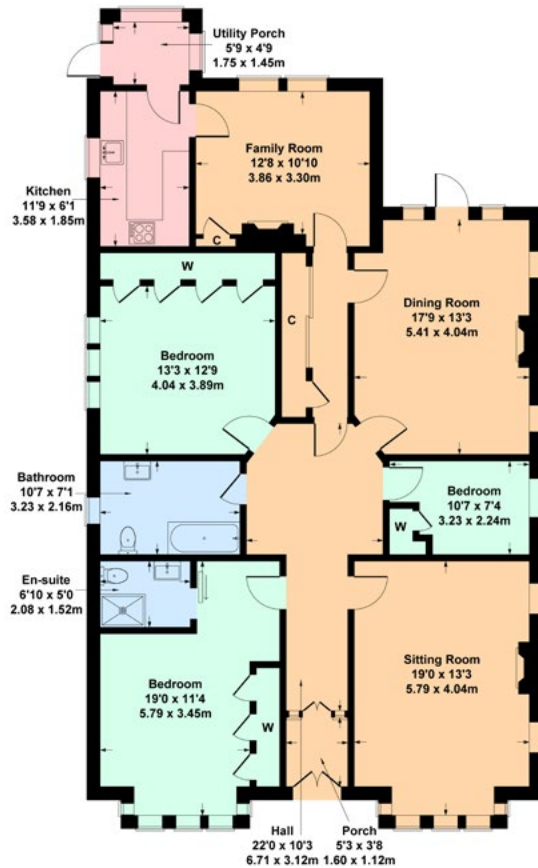


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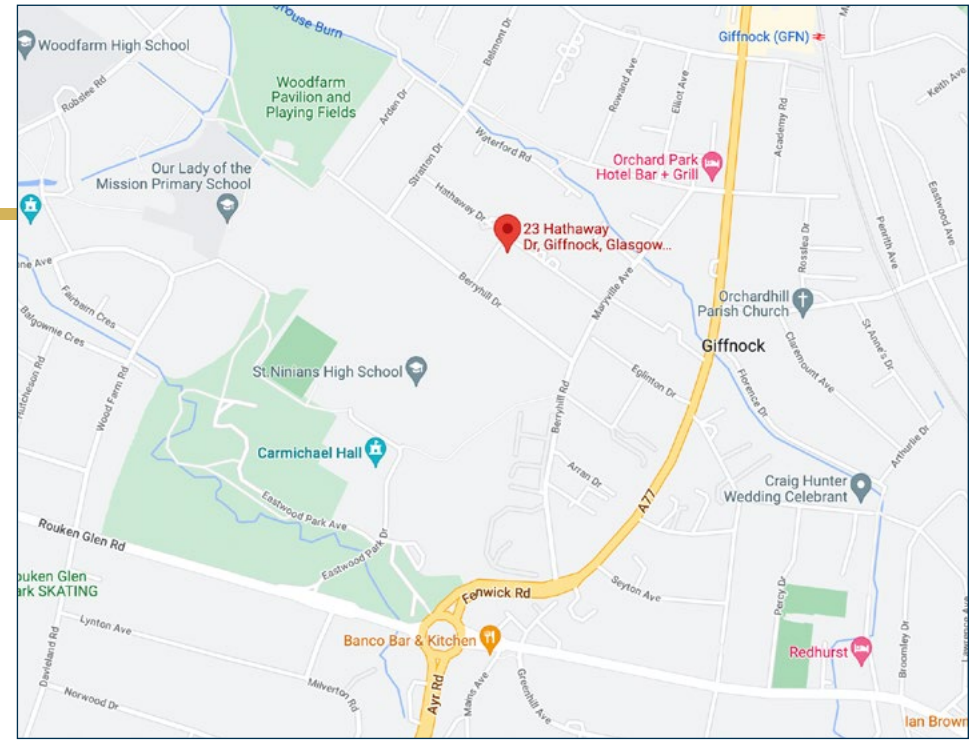
Approximate gross internal area 1658 sq ft - 154 sq m



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, produced by Potterplans Ltd. 2022

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Council Tax Band: G

Fixtures and Fittings

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

Energy Efficiency Rating

Band E

Services

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

Local Authority

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

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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