



14 Moorburn Avenue, Orchard Park

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

A hugely popular suburb, located approximately 7 miles from Glasgow City Centre.

Orchard Park and its neighbouring suburbs of Giffnock, Newton Mearns and Clarkston are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Commuter routes are served by the M77, M8 and Glasgow Southern Orbital Motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools.





Description

An extended three bedroom semi detached villa, set within close proximity to local amenities.

This home affords flexible accommodation over two levels comprising:

Ground Floor: Reception hallway, Sitting room, which is open plan to the family room. Dining room, which in turn leads to the kitchen. Kitchen fitted a range of floor and wall mounted cabinets.

First Floor: Bedroom one with fitted wardrobes. Two further bedrooms and house bathroom.

The property is further complemented by gas central heating and double glazing. Well-tended gardens, enclosed rear garden providing privacy and shelter, ideal for entertaining. Driveway to the front of the property leading to detached single garage.



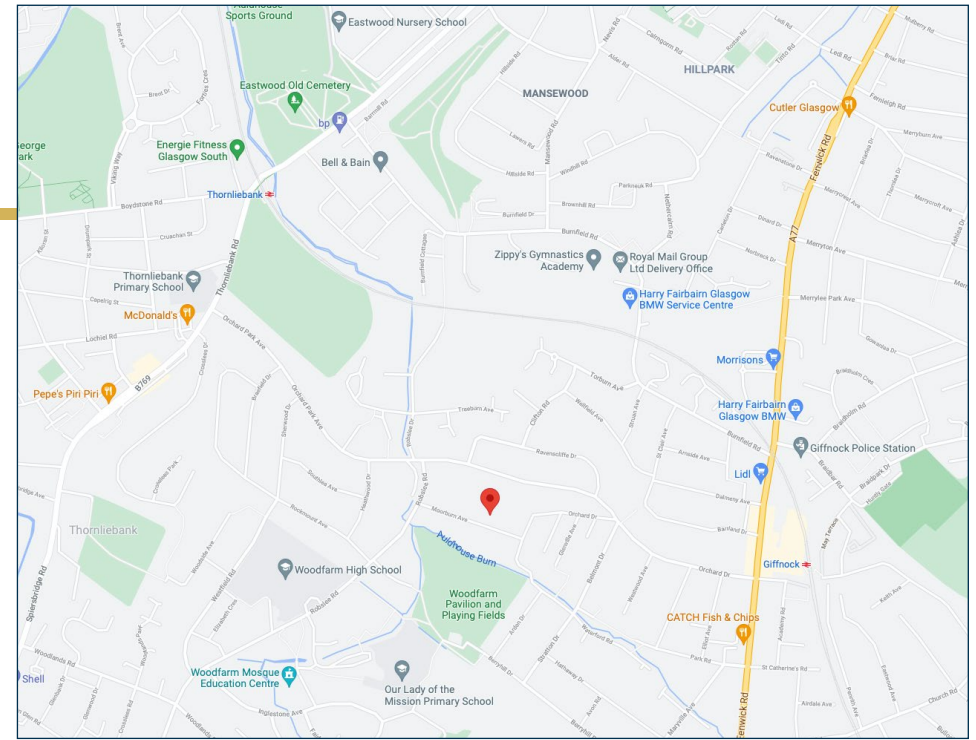
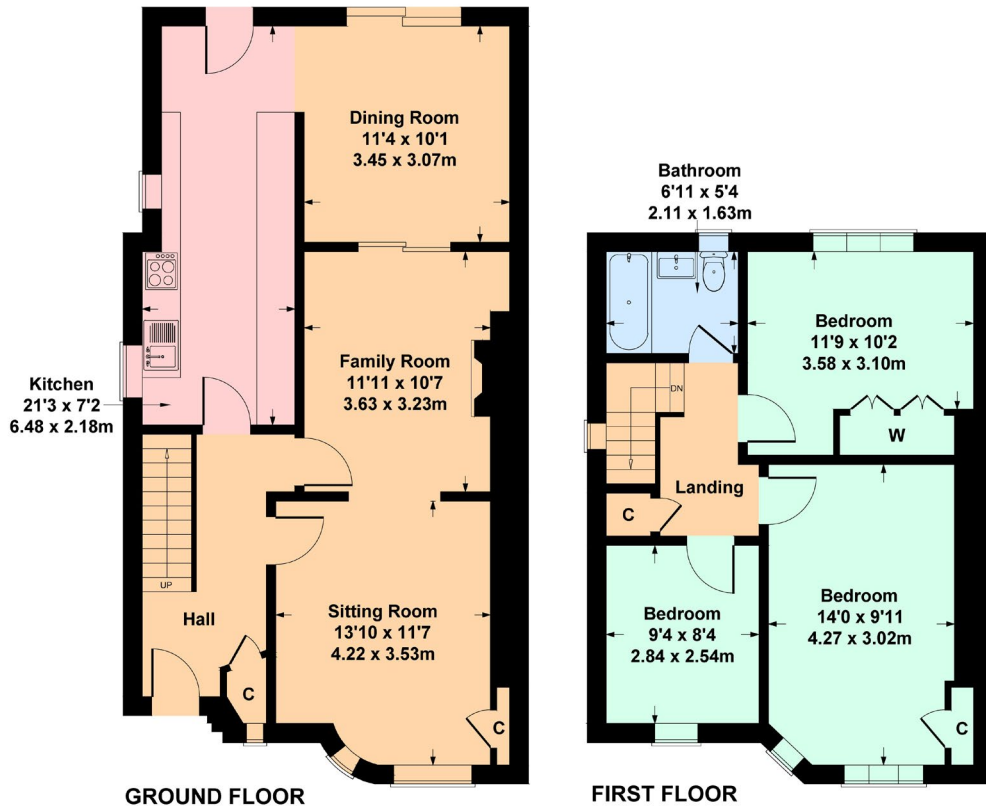


Nicol Estate Agents



14 Moorburn Avenue, Orchard Park G46 7AL

Approximate gross internal area 1202 sq ft - 112 sq m



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
Band E

Fixtures and 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

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. 2021

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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

