



8 Waukglen Avenue, Southpark Village, Darnley

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## Situation

This popular 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.

Darnley, Barrhead, Thornliebank, Giffnock and Newton Mearns are acknowledged for their standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Waukglen Avenue is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and Sainsbury's in Darnley.

Sports and recreational facilities can be found locally to include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs golf clubs, Eastwood Theatre and Rouken-Glen Park.







## Description

A well presented, four bedroom linked detached villa, set within sought after and popular residential development.

The accommodation is formed over two levels, well designed for family living and comprises:

Ground Floor: Welcoming reception hall. Bright sitting/dining room. Dining room providing access to the rear garden. Bedroom four/ family room. Well appointed kitchen, fitted with a range of wall mounted and floor standing units and complementary worktops surfaces. Separate utility room. Shower room/guest WC completes the lower accommodation.

First Floor: Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Bedroom three with cupboard space. House bathroom.

The property is further complemented by gas central heating and double glazing. Well tended gardens, enclosed rear garden with a decked terrace. Driveway providing off street parking.



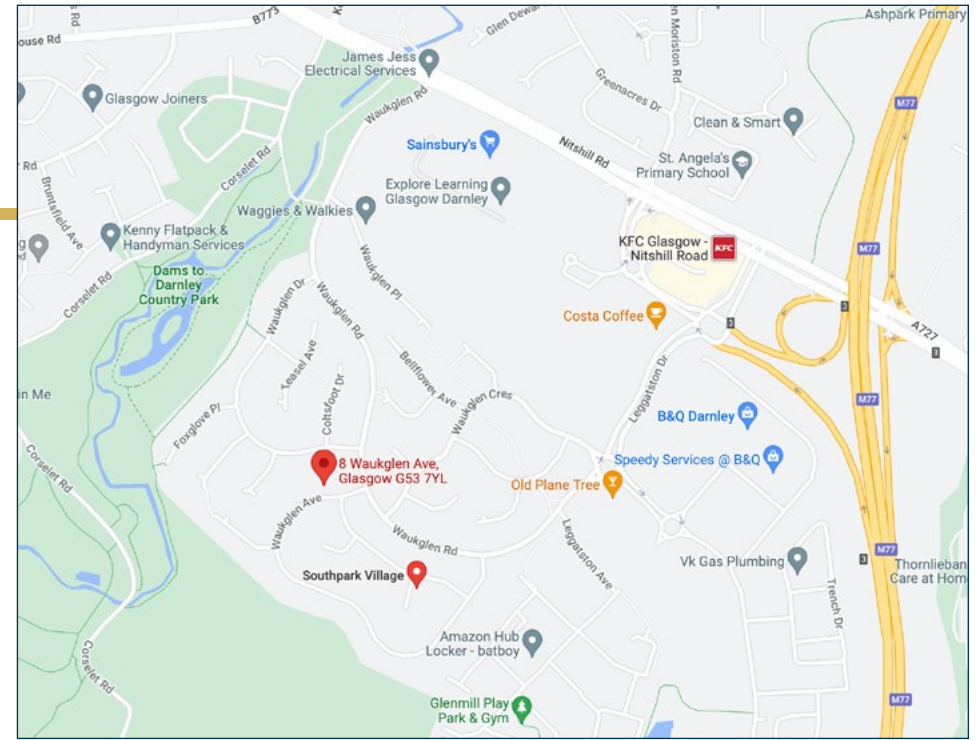
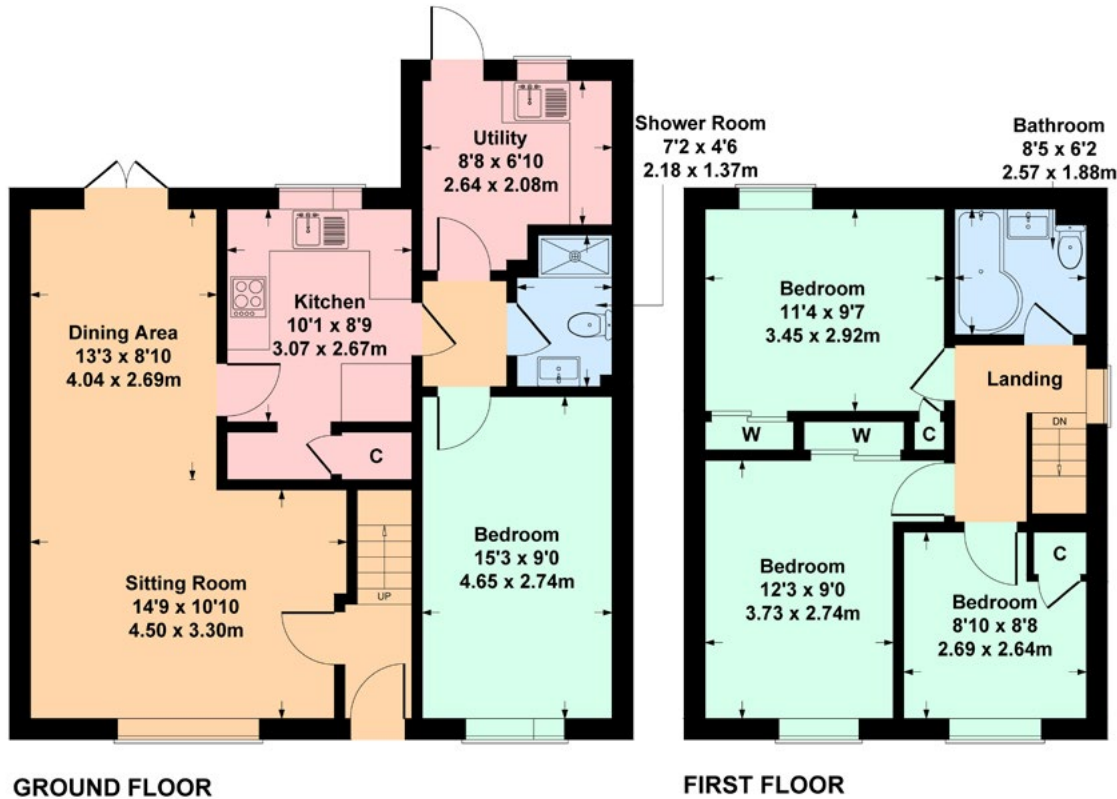


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## 8 Waukglen Avenue, Southpark Village, Darnley G53 7YL

Approximate gross internal area 1158 sq ft - 108 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

Glasgow City Council  
 Council Tax Band: E

### Fixtures and 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, electricity, gas and drainage. Gas central heating.

### Local Authority

Glasgow City Council  
 City Chambers  
 Glasgow  
 G2 1DU  
 Tel: 0141 287 2000

### Property Reference 2759

#### 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.

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