



32 Southlea Avenue, Thornliebank

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Situation

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

Commuter routes are served by the M77, M8 and Glasgow 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.

Thornliebank 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.

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









Description

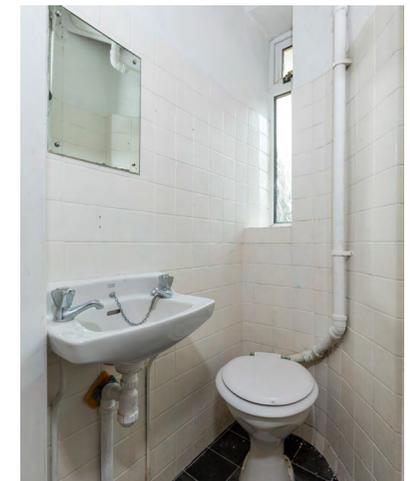
An extended and spacious six apartment semi detached villa, set within close proximity to local amenities.

This home affords flexible accommodation over two levels comprising:

Ground Floor: Reception hallway with a guest WC. Generous sitting room. The sitting room is on an open plan arrangement to the dining room, which overlooks the rear garden. Well appointed kitchen, which is equipped with a full complement of floor and wall mounted cabinets. Utility room. Bay window bedroom/family room.

First Floor: Three further bedrooms, all of which are of double proportions. House bathroom with a three piece suite.

The property is further complemented by gas central heating and double glazing. Enclosed rear garden providing privacy and shelter, with a large decked terrace ideal for entertaining. Off street parking to the front, providing ample parking for several cars and leads to a single garage.









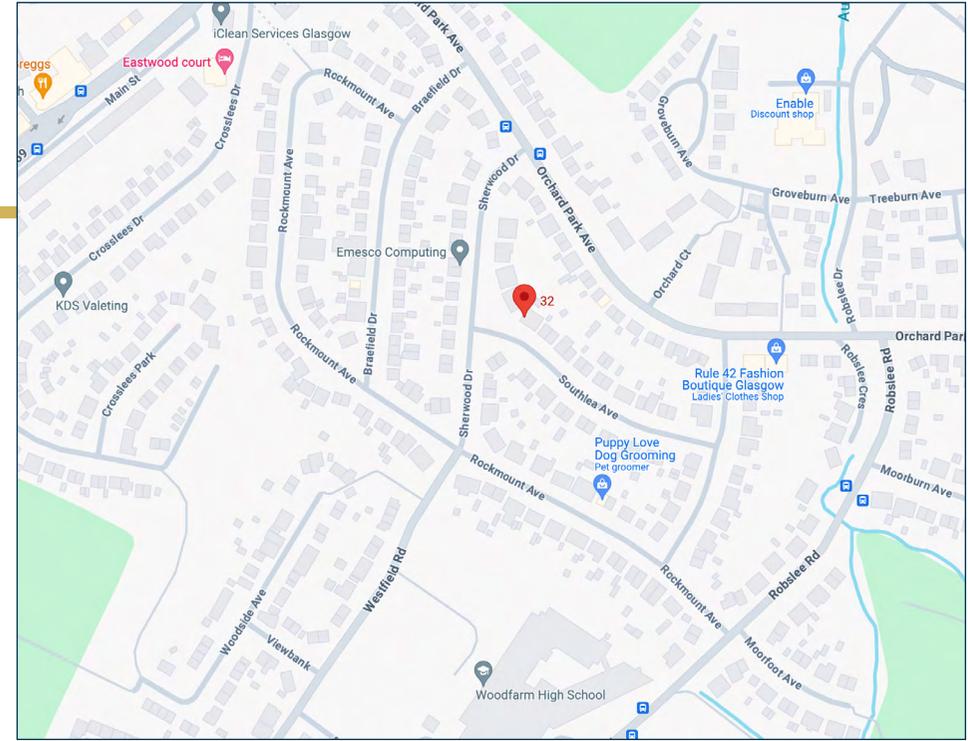
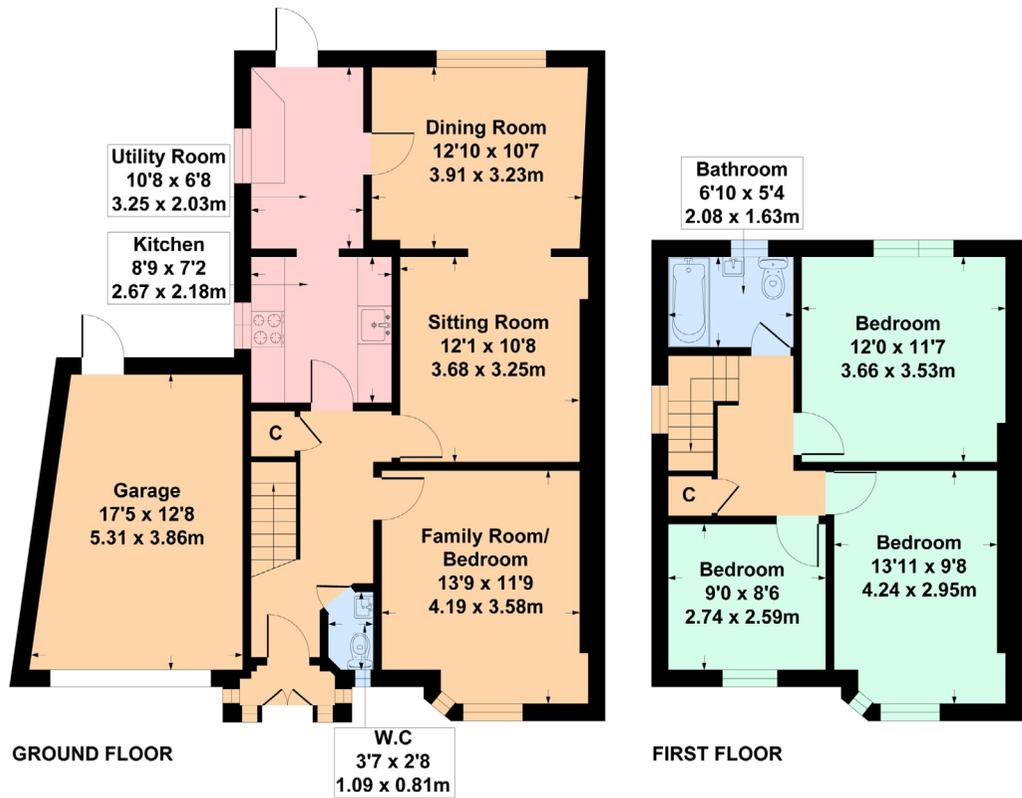


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32 Southlea Avenue, Thornliebank G46 7BS

Approximate gross internal area Main House = 1,242 sq ft - 115 sq m
Garage = 199 sq ft - 18 sq m
Total = 1,441 sq ft - 133 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

Property Reference 3088

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. 2024

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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