



45 Treeburn Avenue, Giffnock

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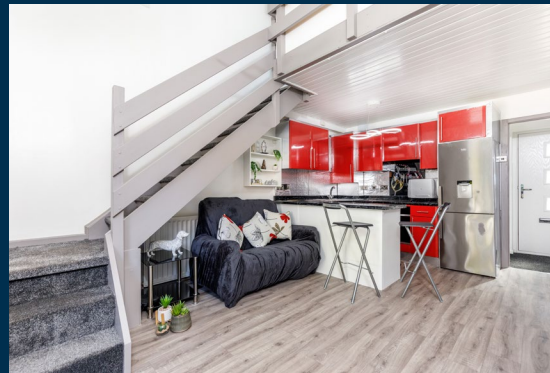
Situation

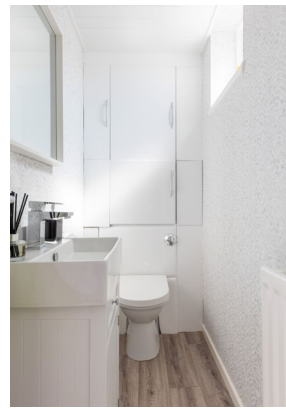
A hugely popular suburb, Orchard Park, is located approximately 7 miles from Glasgow City Centre.

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.

Giffnock and its neighbouring suburbs of Thornliebank, 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

A well presented end terrace 'Duet' style villa with superb low maintenance private garden, set within popular development, built by MacTaggart & Mikel.

The accommodation comprises:

Ground Floor: Entrance hall. Sitting room with patio door to private enclosed rear garden. Open plan to the kitchen, which is fitted with a range of floor and wall mounted cabinets. Downstairs WC.

Upper Floor: The upper level has good size double bedroom with vaulted ceiling and bespoke in-built wardrobes with sliding doors and a new ensuite shower.

The property is further complemented by double glazing, gas central heating and well maintained landscaped corner garden grounds, ideal for entertaining. Residents parking and this property benefits from a single garage.

This home also provides an excellent development opportunity, subject to planning consents.



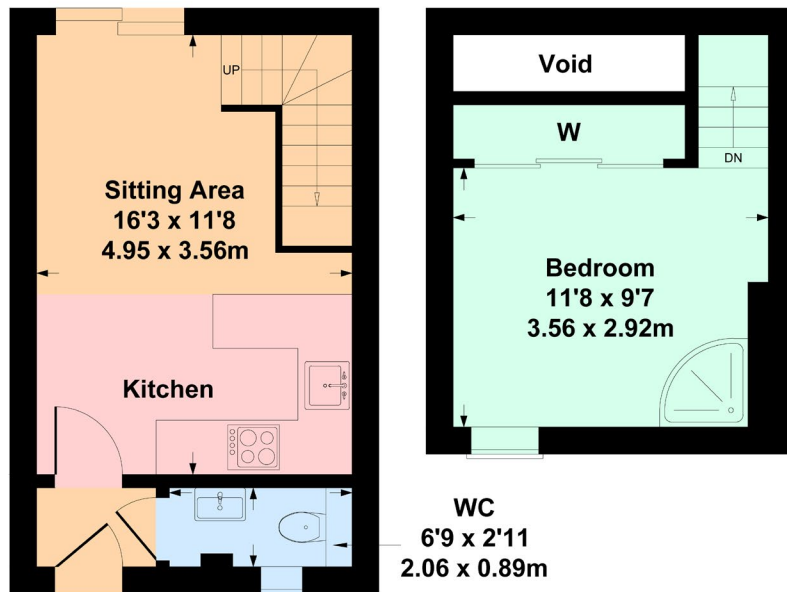


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45 Treeburn Avenue, Giffnock G46 7BB

Approximate gross internal area 375 sq ft - 35 sq m (excluding void)



GROUND FLOOR

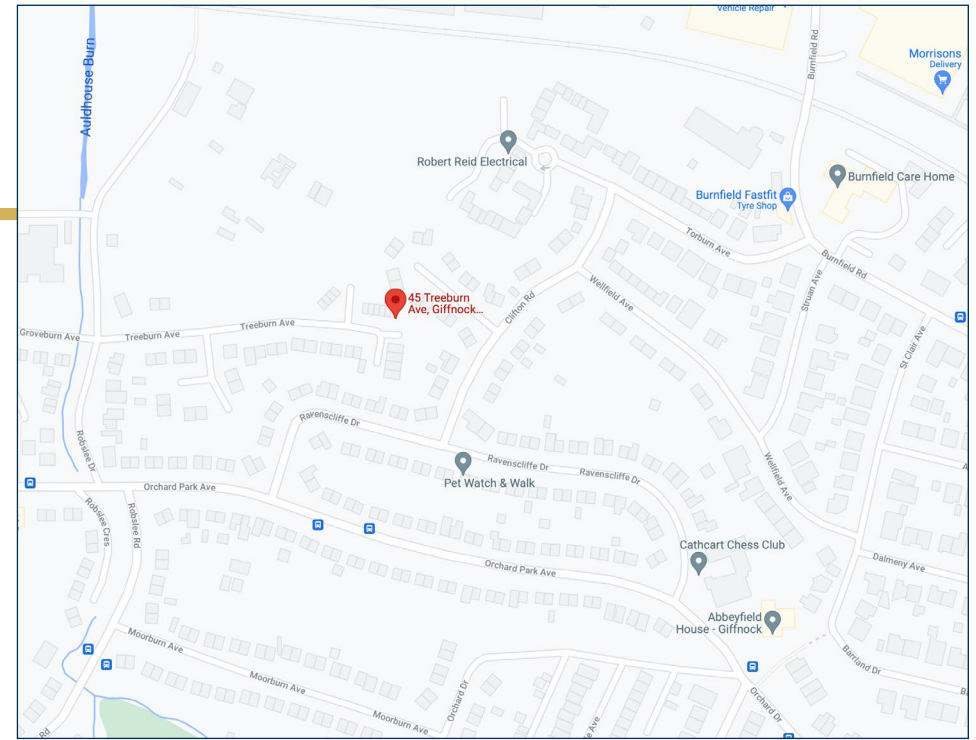
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings 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.



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: B

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

Property Reference 1972

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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