



26 Invergarry Avenue, Deaconsbank

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Situation

This popular suburb is approximately 9 miles from Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital motorways, which also provide around a 30 minute journey times to both Glasgow and Prestwick International Airports. Patterton Train Station is a short distance away.

The surrounding neighbourhoods of 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. Invergarry Avenue is conveniently located for access to The Avenue Shopping Centre and Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.









Description

A two bedroom semi detached villa, set within this popular development, close to local amenities and services.

The accommodation comprises:

Ground Floor: Reception hall. Bright and spacious sitting room. The sitting room is on an open plan to the dining room/kitchen. Well appointed dining kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces. French doors open to rear garden.

First Floor: Upper landing with storage cupboard. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Shower room with three piece suite.

The property is further complemented by gas central heating and double glazing. Enclosed rear garden with terrace, ideal for entertaining. A driveway provides off street parking to the front of the property, leading to a detached single garage.



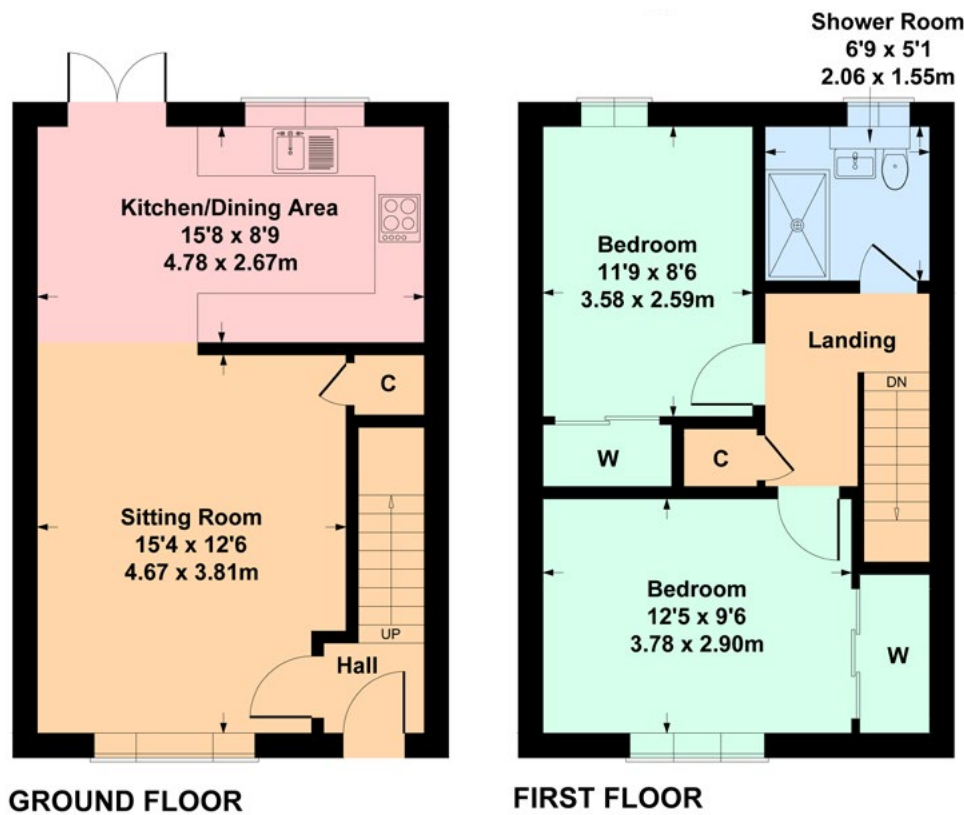


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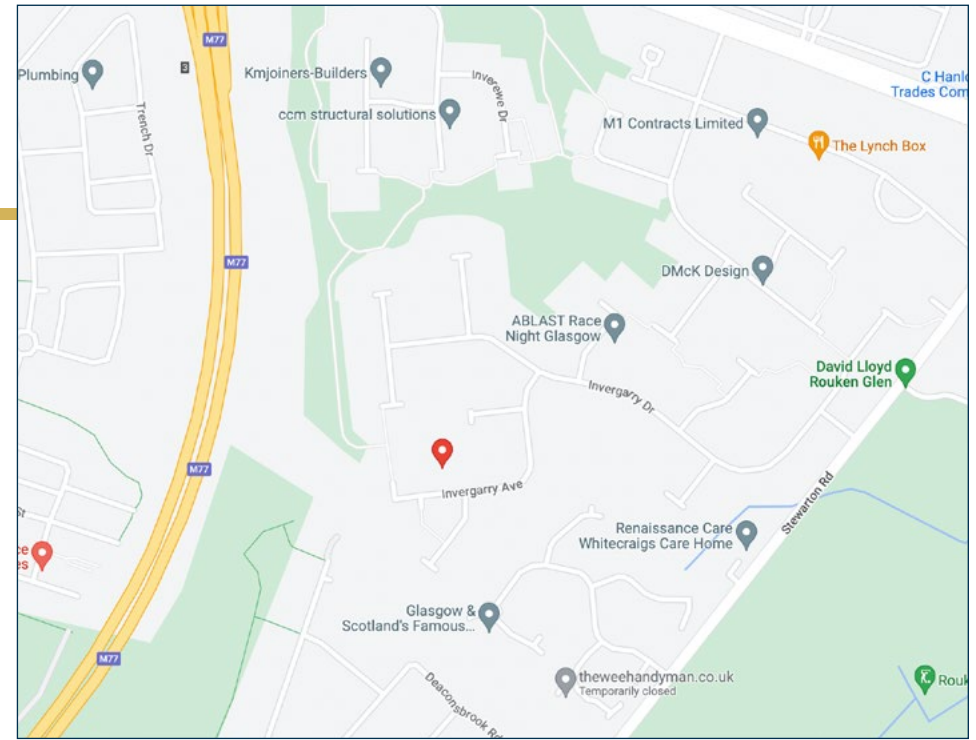
Approximate gross internal area 770 sq ft - 71 sq m



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

Glasgow City Council:
Council Tax Band: D

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 2747

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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