



77 Waukglan Avenue, Southpark Village, Darnley

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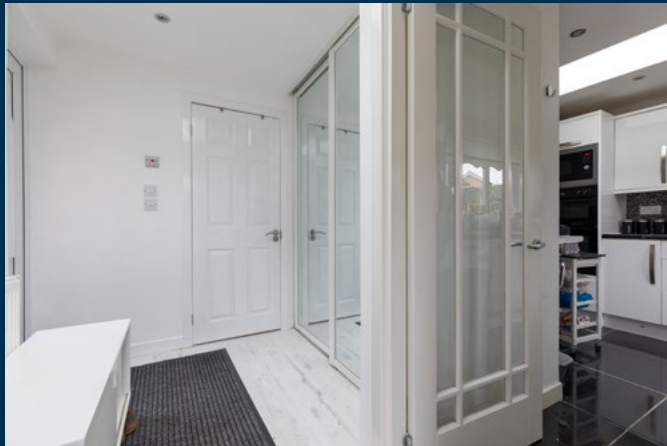
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Situation

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. Silverburn shopping centre is only a short drive from the property

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, extended semi detached villa, set within this 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 with guest WC. Bright sitting/dining room. Family room, on an open plan arrangement to the kitchen. Well appointed kitchen, fitted with a range of wall mounted and floor standing units and complementary worktops surfaces. Inner hall leading to bedroom four with fitted wardrobe space, a shower room and provides access to the side and rear of the property.

First Floor: Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Bedroom three. House bathroom with three piece white suite.

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









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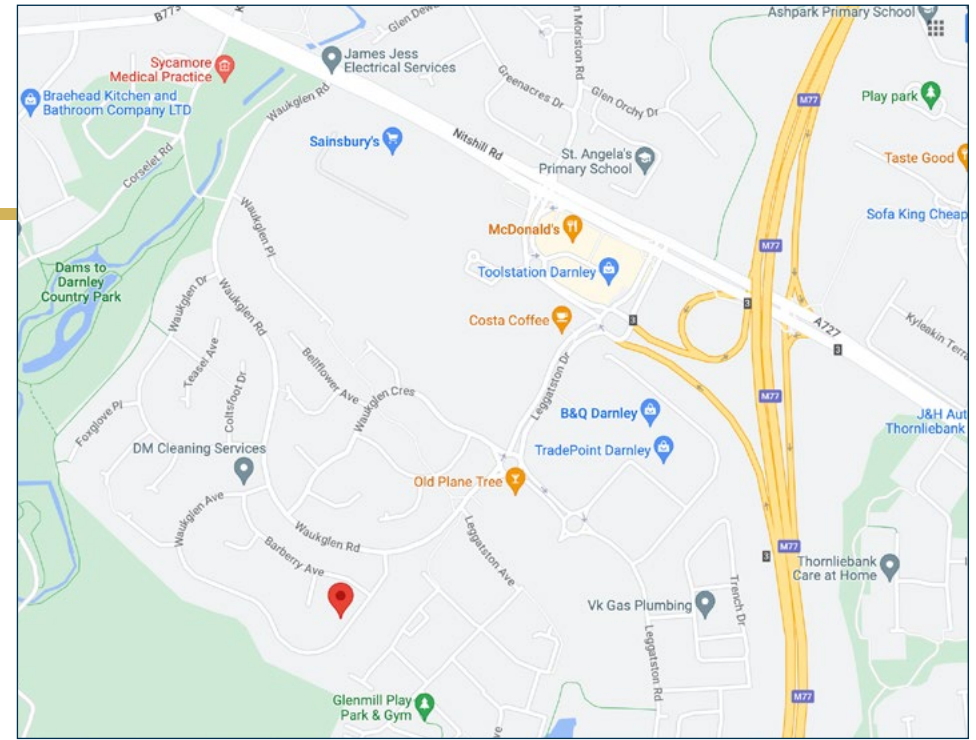
Approximate gross internal area 1107 sq ft - 103 sq m



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. 2023

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

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 2846

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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