



10 Heathwood Drive, Thornliebank

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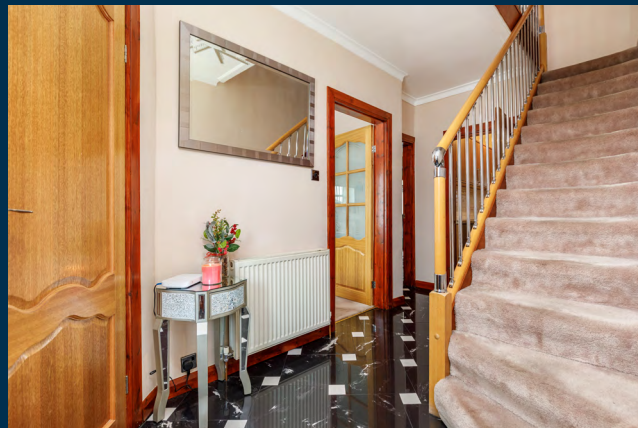
Situation

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

A well presented, extended and upgraded four bedroom semi detached villa, set within close proximity to local amenities.

This home affords flexible accommodation over two levels comprising:

Ground Floor: Reception hallway. Generous sitting room. Family room overlooking the front gardens. Dining room open plan to the well appointed kitchen, which is equipped with a full complement of floor and wall mounted cabinets. Utility room with guest WC and storage cupboard.

First Floor: Bedroom one with fitted wardrobes and ensuite shower room. Three further bedrooms and attractive refitted house shower room.

The property is further complemented by gas central heating and double glazing. Well-tended corner gardens, enclosed rear garden providing privacy and shelter, ideal for entertaining. Off street parking to the front and to the rear, providing ample parking for several cars.







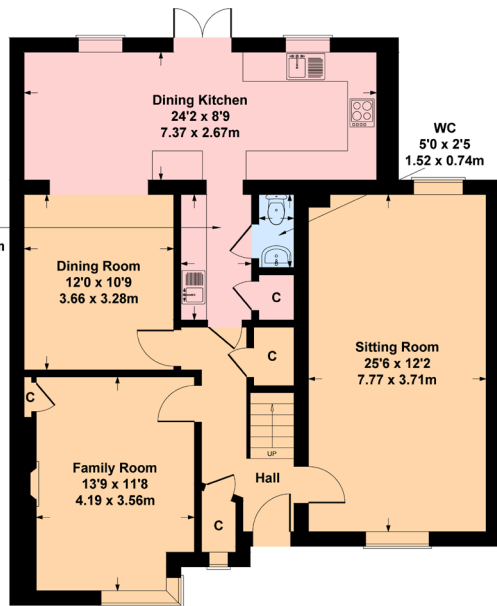
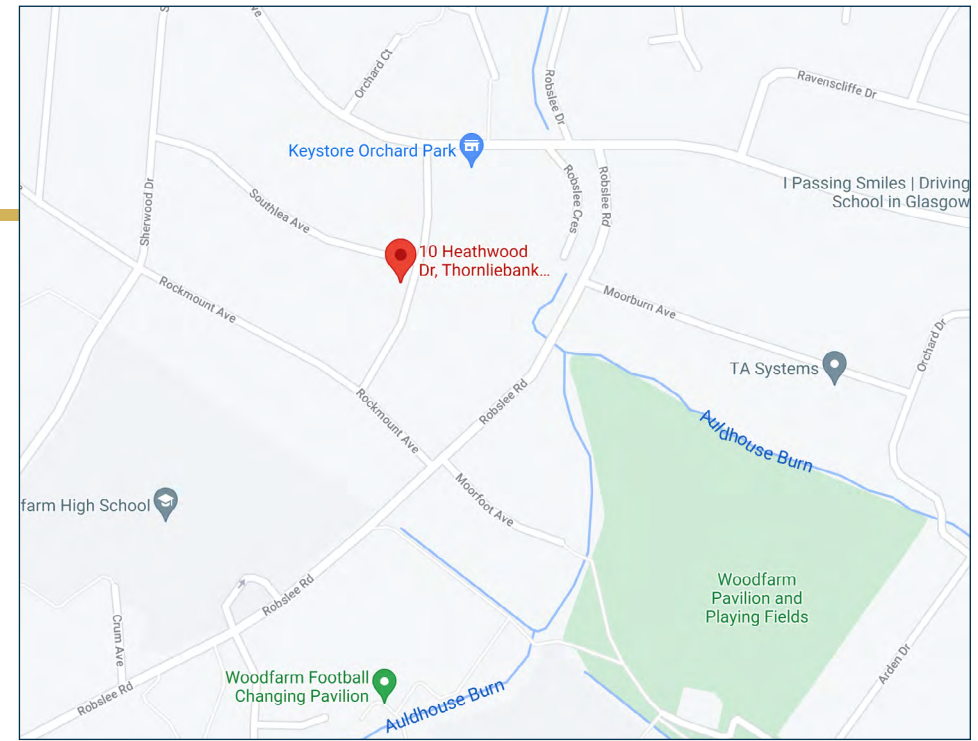


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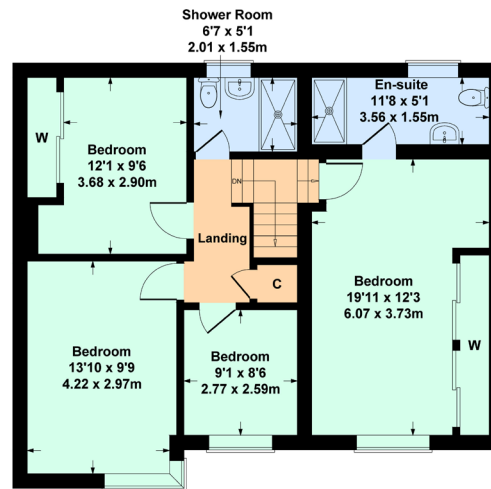


10 Heathwood Drive, Thornliebank G46 7BT

Approximate gross internal area 1,805 sq ft - 168 sq m



GROUND FLOOR



FIRST FLOOR

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. 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

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 1939

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