



18 Redburn Avenue, Giffnock

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Situation

Redburn Avenue enjoys a quiet residential setting, just off Woodvale Road.

Giffnock and Newton Mearns are acknowledged for their standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

This popular and leafy 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.

Redburn Avenue is within walking distance of Giffnock Village local shops and restaurants and is conveniently located to for access to Morrison's and Sainsburys on Fenwick Road, The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. The property is within walking distance to Whitecraigs, Williamwood and Giffnock Train Stations. 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, café and a boating pond.

A wide range of sports and recreational facilities can be found locally to include Eastwood Park Theatre, David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock Health Clubs, Cathcart, Williamwood and Whitecraigs Golf Clubs, Giffnock Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, this property sits within the catchment area for the highly reputable Primary and Secondary schools including St Ninians High School.









Description

Seldom available, a well presented and spacious extended two bedroom lower conversion with private parking and a private garden, set within this highly desirable residential location, close to the centre of Giffnock.

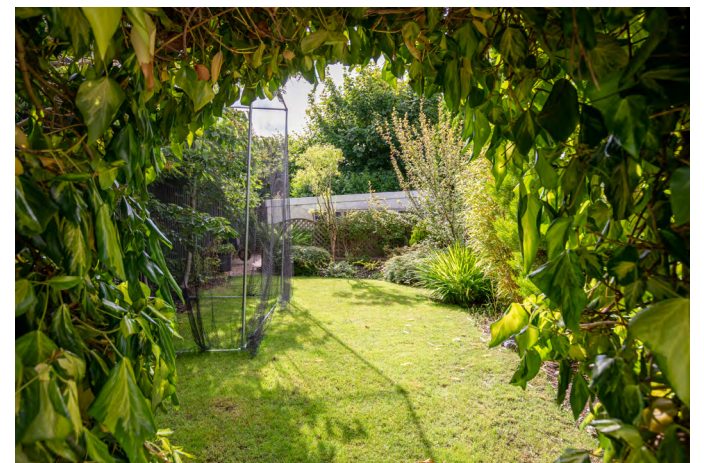
The property extends to approximately 1,221 Sqft (113 Sqm) and offers flexible accommodation comprising:

Reception hall with WC. Generous and bright, bay window sitting room with feature fireplace. Bay window dining room. Combined kitchen and family room. Well appointed breakfasting kitchen which is fitted with a range of wall mounted and floor standing units, integrated appliances and complementary worktop surfaces. The kitchen is on an open plan arrangement to the family room which affords access to a decked terrace and rear gardens through bi-folding doors. Separate utility room. Bedroom one with bay window, and separate dressing room which provides access to the stunning ensuite bathroom. Bedroom two with fitted wardrobes and attractive ensuite wet room.

The property is further complemented by gas central heating and double glazing throughout. Well-tended garden grounds ideal for entertaining. A driveway provides ample off street parking leading to a single detached garage.







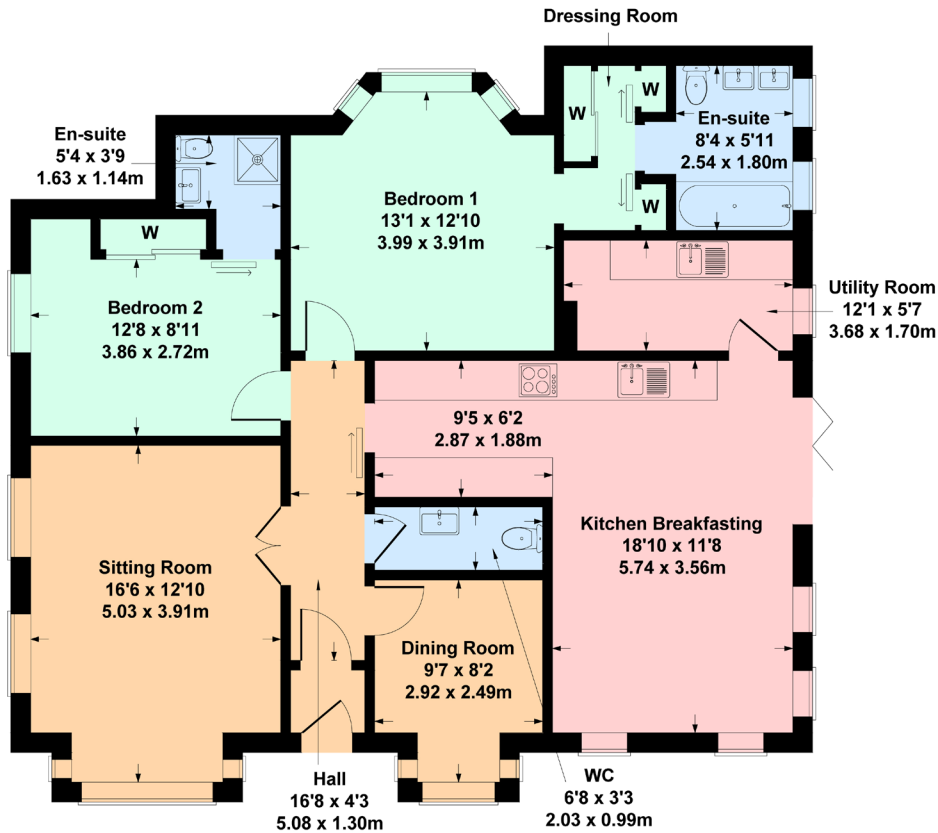


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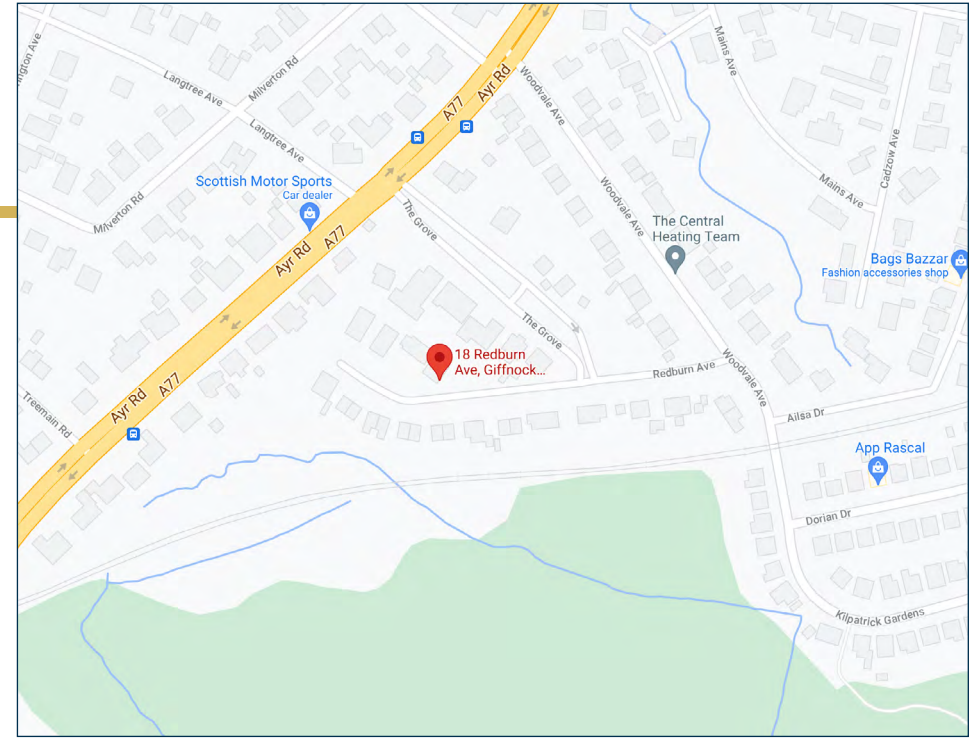
Approximate gross internal area 1,221 sq ft - 113 sq m



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. 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 1945

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