



28 Leggatston Avenue, Darnley

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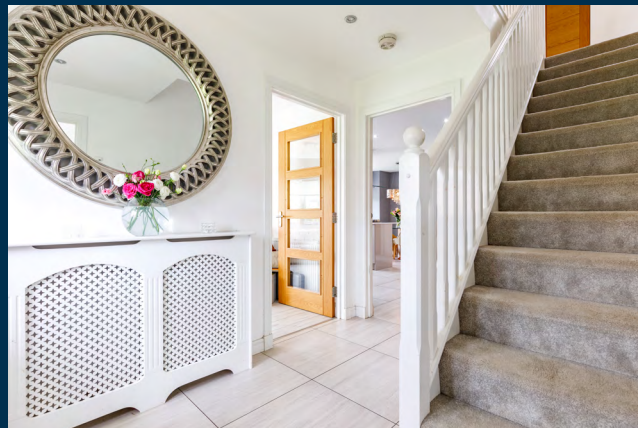
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Situation

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. Leggatston Avenue is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and Sainsbury's in Darnley.

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 beautifully presented four bedroom 'Bellway' detached villa, well maintained by the current owners, set within 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. Spacious and bright bay window sitting room with French doors leading to the rear garden. Dining/ family room with a turret window. Well appointed contemporary dining kitchen, fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Separate utility room with door to back garden and downstairs WC.

First Floor: Broad upper landing. Principal bedroom, with turret window, fitted wardrobes and ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three and bedroom four. Attractive house bathroom with three-piece suite.

The property is further complemented by gas central heating and double glazing. Well tended, landscaped corner gardens, enclosed rear garden with patio. Driveway providing off street parking leading to a double garage.









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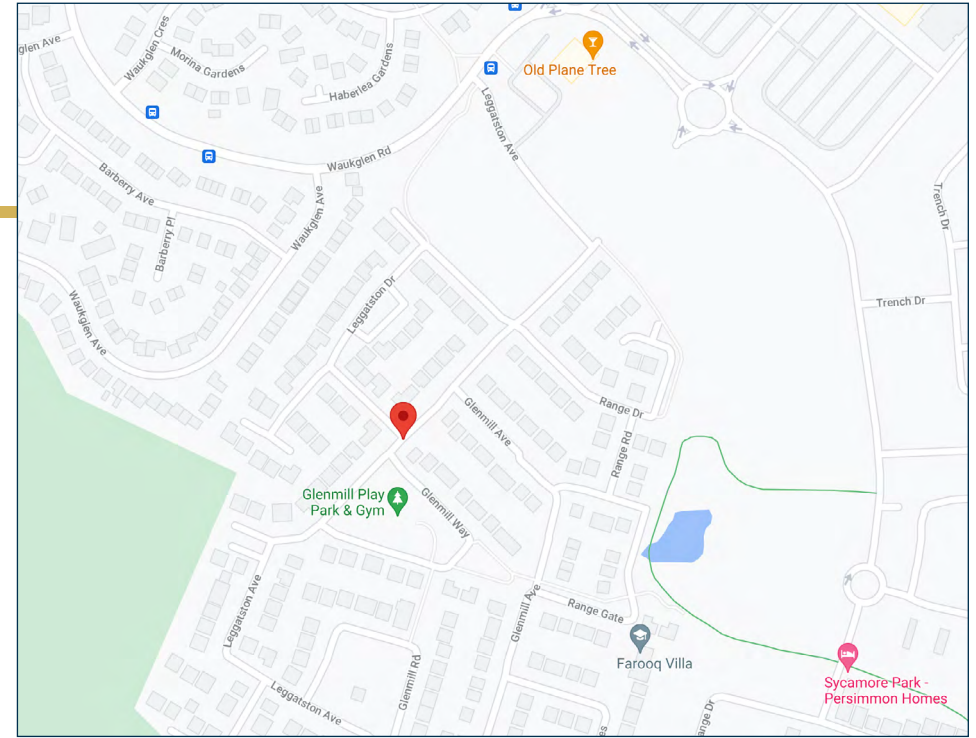
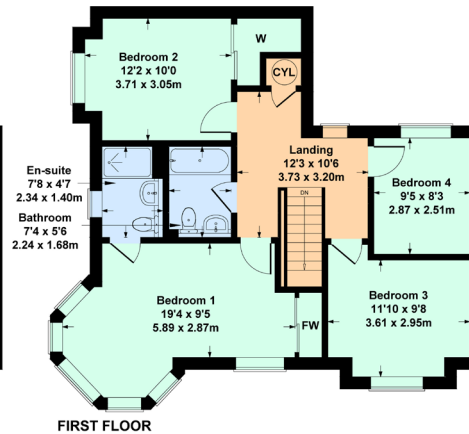
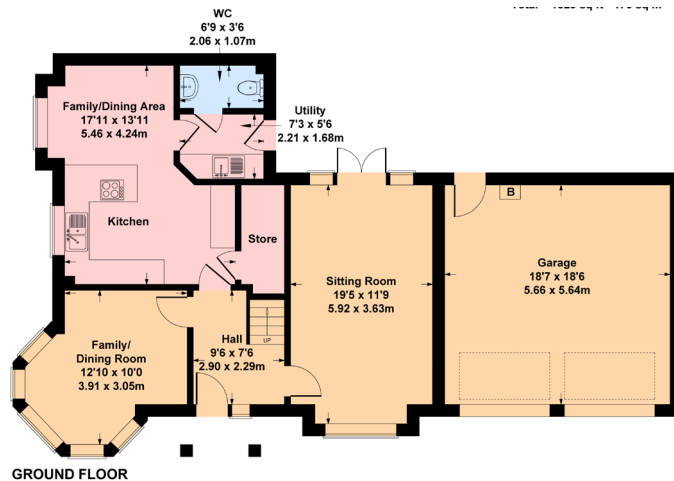


28 Leggatston Avenue, Darnley G53 7PW

Approximate gross internal area Main House: 1,501sq ft - 139 sq m

Garage: 328sq ft - 30 sq m

Total: 1,829sq ft - 170 sq m



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: F

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band B

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 1962

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.

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