



6 Berryhill Drive, Giffnock

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Situation

Berryhill Drive is situated off Berryhill Road, just a short walk from Fenwick Road shops and amenities.

Giffnock is acknowledged for its 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.

Berryhill Drive is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park and is with walking distance to Whitecraigs 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 and a boating pond.

A wide range of sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock health clubs, as well as Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs tennis Club and 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. The property is in close proximity from the private Belmont House School and within easy reach of various pick up points for Glasgow's other private schools.









Description

A beautifully presented and deceptively detached bungalow, thoughtfully re-furbished and re-designed by the present owners. Set within generous garden grounds, located in one of Glasgow's most coveted residential neighbourhoods, close to popular schools and Rouken Glen Park.

Internally, the property affords a flexible interior, extending to around 3,191 Sqft (296 Sqm) spread over three levels, finished to a high standard throughout.

The complete accommodation comprises:

Ground Floor: Entrance vestibule. Spacious and welcoming reception hallway with staircase to upper and lower floors. Generous and well presented bay window drawing room with feature fireplace. Sitting room with views onto the rear garden. Principal bedroom with separate dressing room and ensuite shower room. Further double bedroom. House bathroom with separate shower enclosure.

Lower Ground Floor: Stunning combined kitchen, family area and dining room. Well appointed kitchen with a range of bespoke wall mounted and floor standing units, integrated appliances and island unit. Bi-folding doors open to terrace and gardens. An inner hall from the kitchen leads to a separate utility room, home cinema and guest WC.

First Floor: Landing leading to two further bedrooms. Both bedrooms benefit from fitted wardrobes and are of double proportions. Shower room.

The property is further complemented by gas central heating and double glazing.

A particular feature of this home is the landscaped grounds, which are enclosed and provide privacy and seclusion. The gardens boast an expansive Astro lawn to the rear, with well stocked borders. Driveway to the side of the property leading to a detached single garage. The property is protected by a security alarm system and CCTV.











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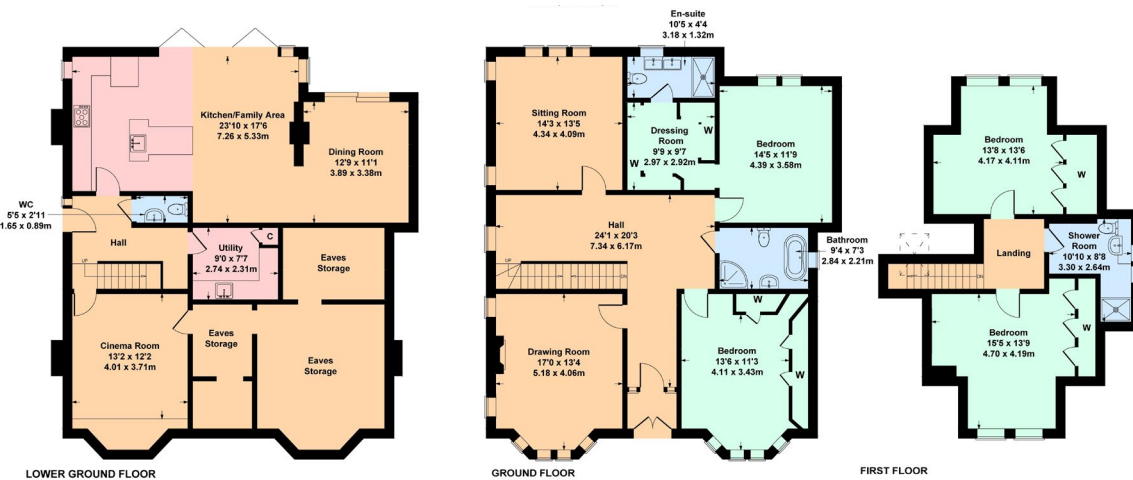


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6 Berryhill Drive, Giffnock G46 7AS

Approximate gross internal area 3191 sq ft - 296 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

East Renfrewshire Council

Band G

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, electricity, gas and drainage. Gas central heating

Local Authority

East Renfrewshire Council

Eastwood Park, Rouken Glen Road

Giffnock

G46 6UG

Tel: (0141) 577 3000

Property Reference 1992

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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