



11 Parkdale Grove, Parklands Meadow

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

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, 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. Parkdale Way 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 detached villa, well maintained by the current owners and set within sought after and popular development

Internally the property provides accommodation formed over two levels, well designed for family living.

Ground Floor: Welcoming reception hall. Spacious and bright bay window sitting room, which affords access to the dining room which in turn leads to the rear patio and garden grounds. Well appointed kitchen, fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Utility room. Useful study/playroom. Downstairs WC.

First Floor: Broad upper landing. Principal bedroom with refitted ensuite shower room and fitted wardrobes. Bedroom two with fitted wardrobes. Bedroom three. Bedroom four. Attractive house bathroom with three-piece white suite with shower above bath.

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



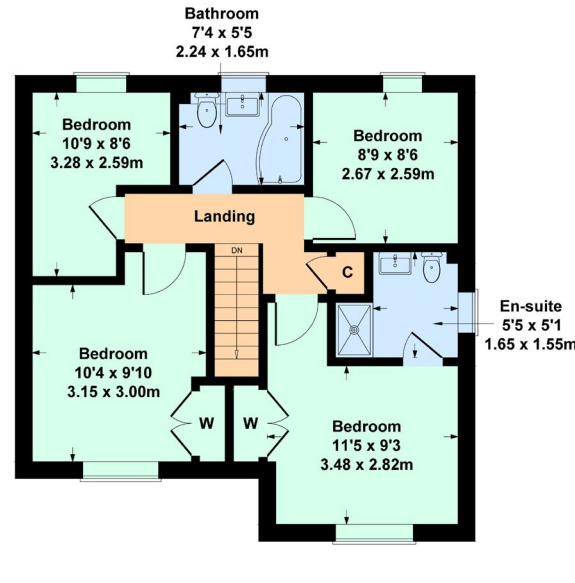
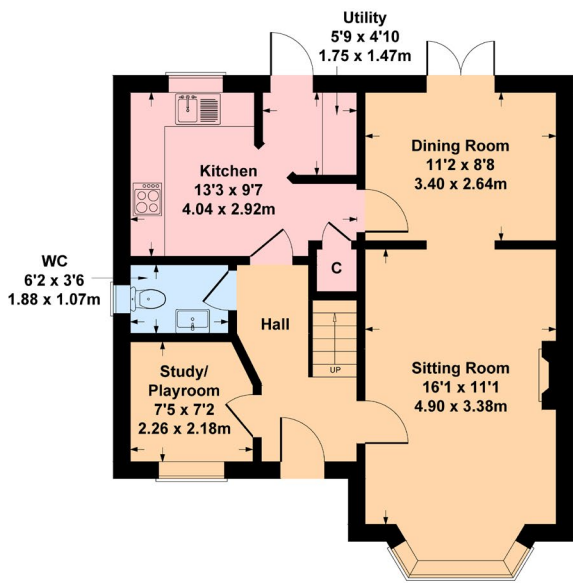
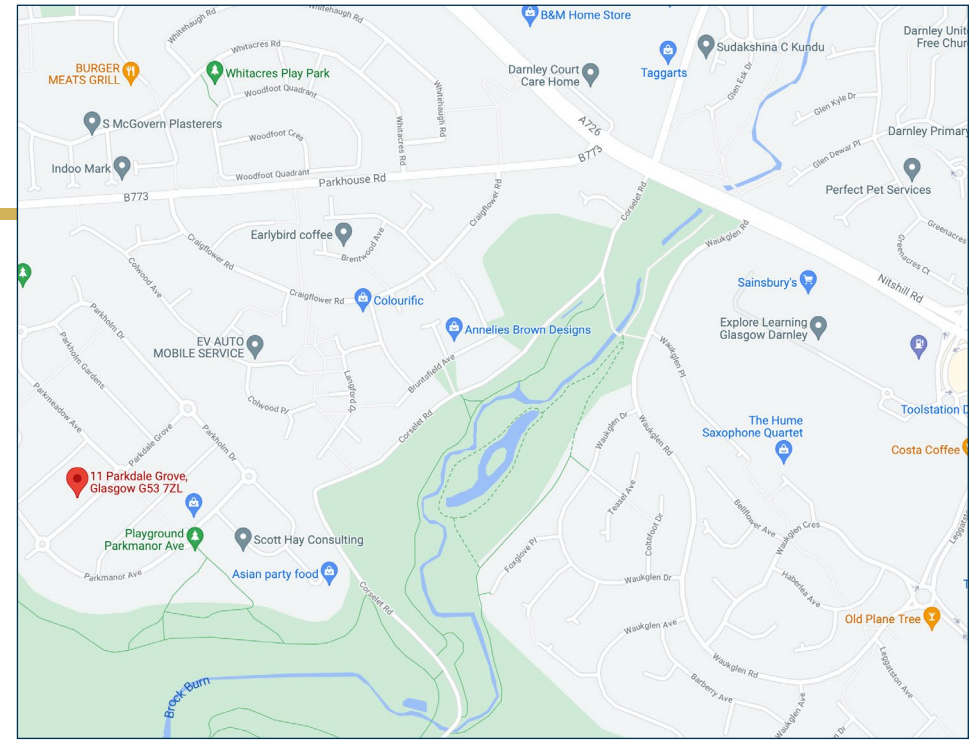


Nicol Estate Agents



11 Parkdale Grove, Parklands Meadow, G53 7ZL

Approximate gross internal area 1169 sq ft - 109 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: E

Fixtures and Fittings

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

Energy Efficiency Rating

Band C

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 xxx

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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

