



20 Arthurlie Drive, Giffnock

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Situation

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.

The property is centrally located for Giffnock Village local shops and restaurants and is conveniently located to for access to Morrisons and Sainsburys on Fenwick Road, The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. The property is within walking distance to Giffnock Train Station. 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, as well as Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs tennis Club and also East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.









Description

Seldom available, an impressive and spacious traditional three bedroom mid terraced villa, located within this continually sought after location.

The front elevation of the property belies the spacious and flexible layout internally, which has been upgraded and redesigned by the present owners, comprising:

Ground Floor: Entrance vestibule. Welcoming reception hallway with staircase to upper level. Spacious bay window sitting room with an aga wood burning stove. Dining room/ family room overlooking the rear garden and provides access to the dining kitchen. Well appointed and refitted breakfasting kitchen, fitted with a range of floor and wall mounted cabinets and complementary worktops and working fire.

First Floor: Three bedrooms, two of which are of double proportions. Attractively refitted house shower room with three piece suite.

The property further benefits from double glazing and upgraded gas central heating system replaced in 2015. Gardens to front and rear of the property, with a terrace. A detached garage. The original garage has been converted to create a home office, with electricity and ethernet cable, and a large storage area. On street parking to the front of the property. Planning permission 2019/0583/TP is granted for a loft conversion (subject to the relevant consents).





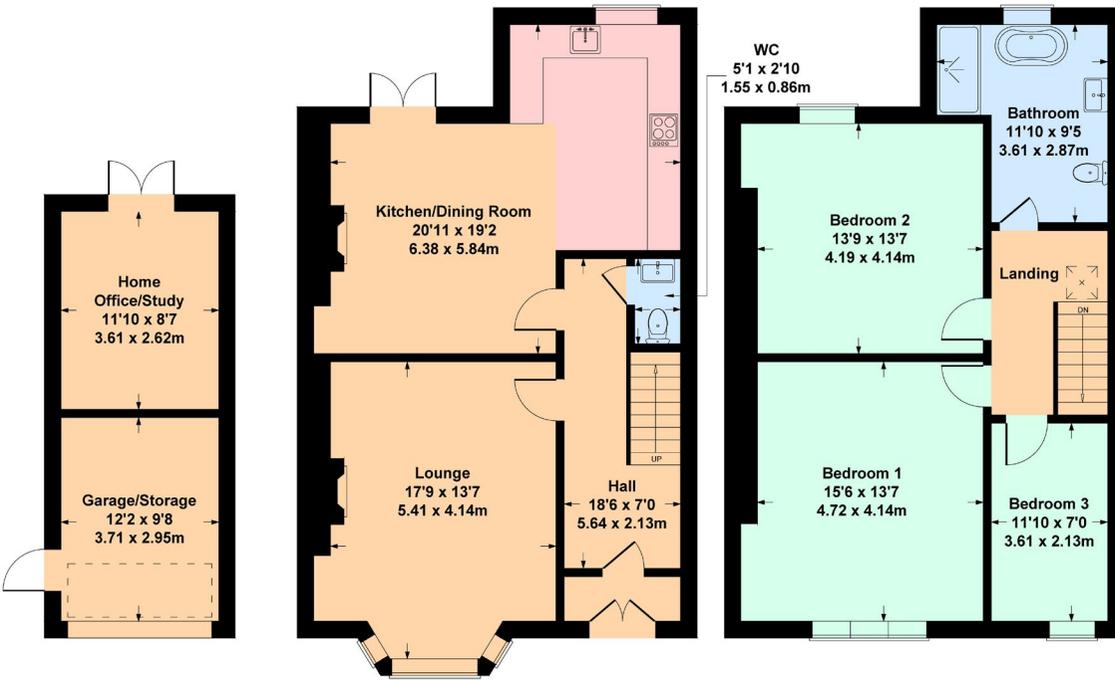
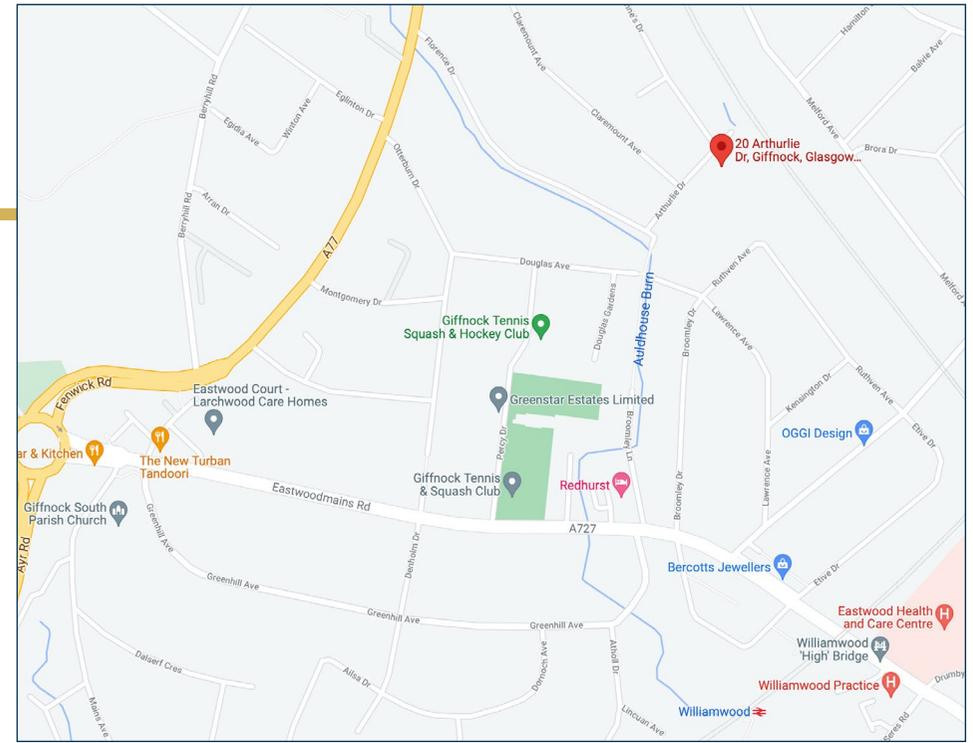




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Approximate Gross Internal Area
Main House = 1451 sq ft - 135 sq m
Garage/Home Office = 232 sq ft - 21 sq m
Total = 1683sq ft - 156 sq m



GARAGE/HOME OFFICE

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 G

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, drainage 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 475

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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