



28 Braidpark Drive, Giffnock

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Situation

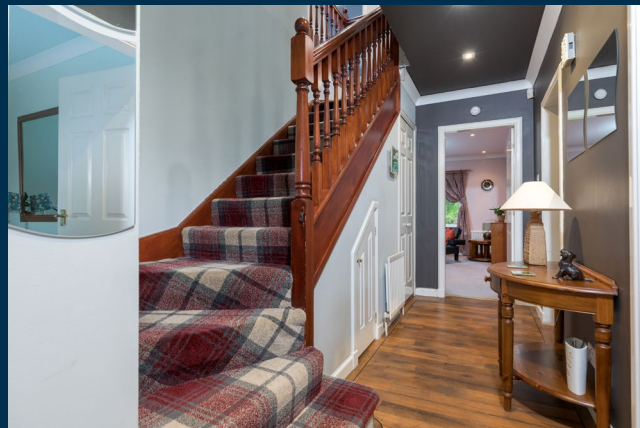
Giffnock is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

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, located adjacent to the property is Huntly Park and a short distance away is Rouken Glen Park, which is 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.

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







Description

Seldom available, a well presented and spacious four bedroom detached villa, located within this continually popular location, built by John Dickie Homes, close to local amenities.

The property provides flexible accommodation, well designed for family living, comprising:

Ground Floor: Welcoming reception hallway with storage and staircase to the first floor. Generous sitting room, overlooking the rear garden. Bay window dining room. Dining kitchen offering a full complement of wall mounted and floor standing units and complementary worktops. Guest WC completes the lower accommodation.

First Floor: Bright and spacious upper landing with storage cupboards. Principal bedroom with fitted wardrobes and an ensuite shower room. Three further bedrooms, all of double proportions and benefit from fitted wardrobe space. House bathroom.

The property further benefits from double glazing and gas central heating. Floored attic with ladder access. Private gardens with a generous enclosed rear garden with a terrace, ideal for entertaining. A driveway to the front of the property leads to a single integral garage.









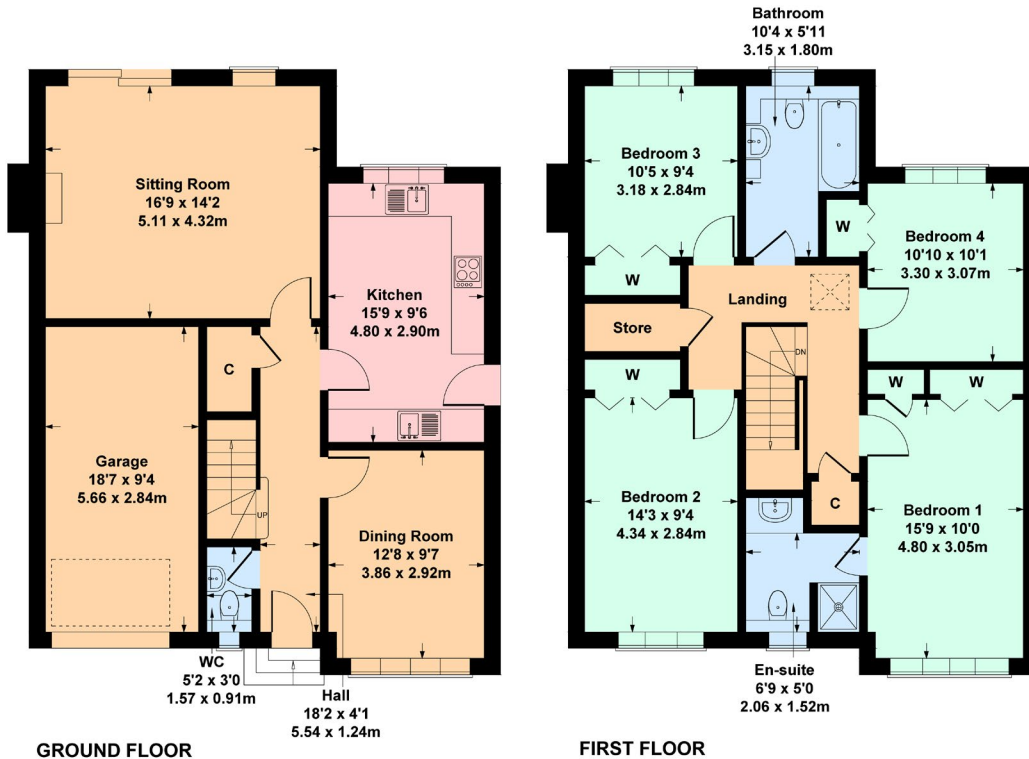
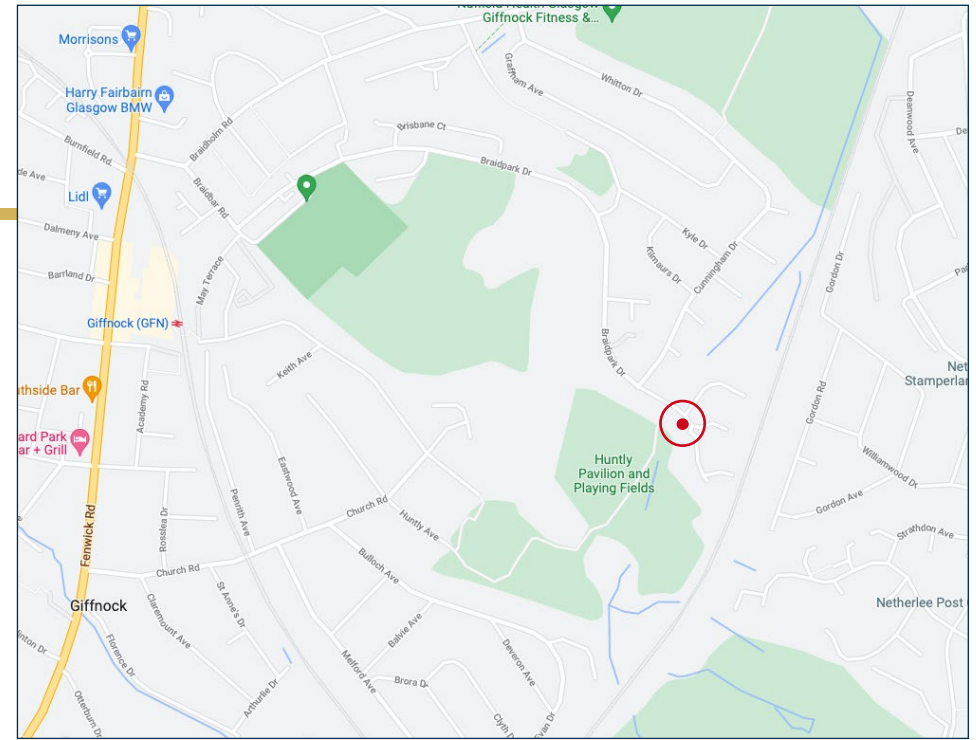


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28 Braidpark Drive, Giffnock G46 6LY

Approximate gross internal area
Main House = 1509 sq ft - 140 sq m
Garage - 180 sq ft - 17 sq m
Total = 1689 sq ft - 157 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. 2022

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
Council Tax 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 is supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock
G46 6UG
Tel: (0141) 577 3000

Property Reference 2087

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