



35 Treeburn Avenue, Giffnock

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Situation

A hugely popular suburb, located approximately 7 miles from Glasgow City Centre.

Commuter routes are served by the M77, M8 and Glasgow Southern Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Orchard Park and its neighbouring suburbs of Giffnock, Thornliebank and Newton Mearns and are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, tennis clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools.







Description

A well presented and upgraded end terrace 'Duet' style villa with a generous enclosed private garden and private residents parking, set within popular development, close to local amenities and services.

The accommodation comprises:

Ground Floor: Entrance hall. Bright and well presented sitting room with vaulted ceiling and French doors opening to a private, enclosed rear garden. Open plan layout to the well appointed refitted kitchen, fitted with a range of floor and wall mounted cabinets. Downstairs WC.

Upper Floor: The upper level has good size double bedroom and bespoke wardrobes with sliding doors. Freestanding walk in shower cubicle.

The property is further complemented by double glazing, electric central heating and well maintained landscaped corner garden grounds, with a summer house. Residents parking

This home also provides an excellent development opportunity, subject to planning consents.





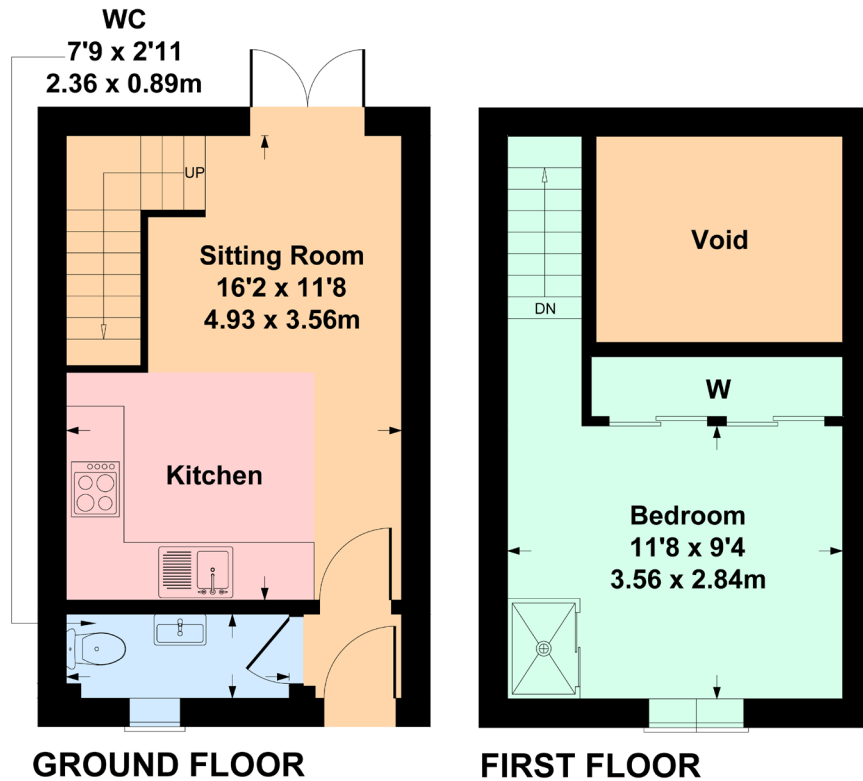
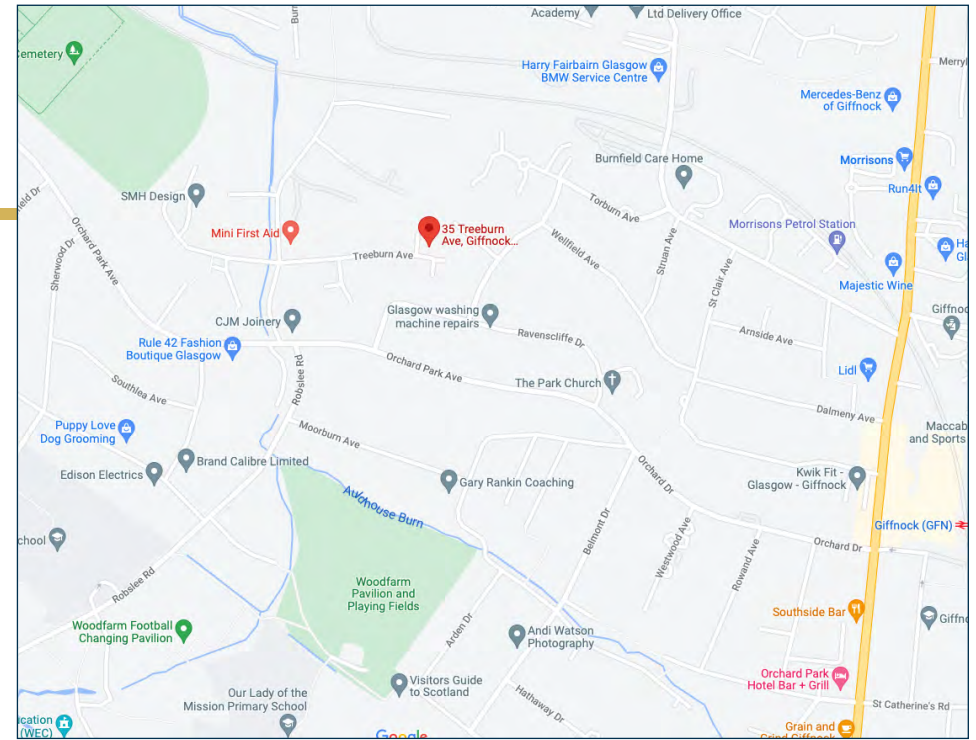


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35 Treeburn Avenue, Giffnock G46 7BB

Approximate gross internal area 457 sq ft - 42 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
Band B

Fixtures and Fittings

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

Energy Efficiency Rating

Band E

Services

The property will be supplied by mains water and electricity. Electric central heating.

Local Authority

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

Property Reference 2108

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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