



10 Bellflower Place, Darnley

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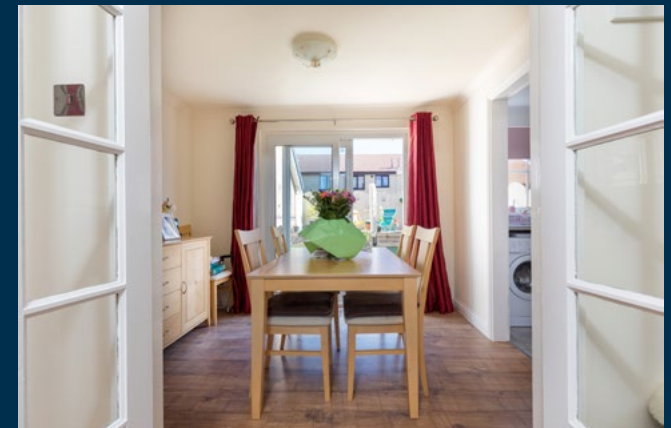
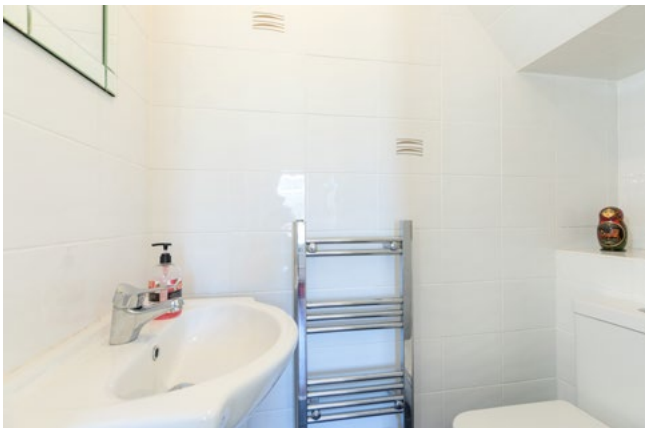
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Situation

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, Barrhead, Thornliebank, 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. Glenmill Crescent 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 well presented, three bedroom detached villa, set within sought after and popular residential development.

The accommodation is formed over two levels, well designed for family living and comprises:

Ground Floor: Welcoming reception hall with storage and guest WC. Bright sitting room. Dining room with access to the rear garden. Well appointed upgraded kitchen, fitted with a range of wall mounted and floor standing units and complementary worktops surfaces.

First Floor: Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Bedroom three with cupboard space. House bathroom with a separate shower enclosure.

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





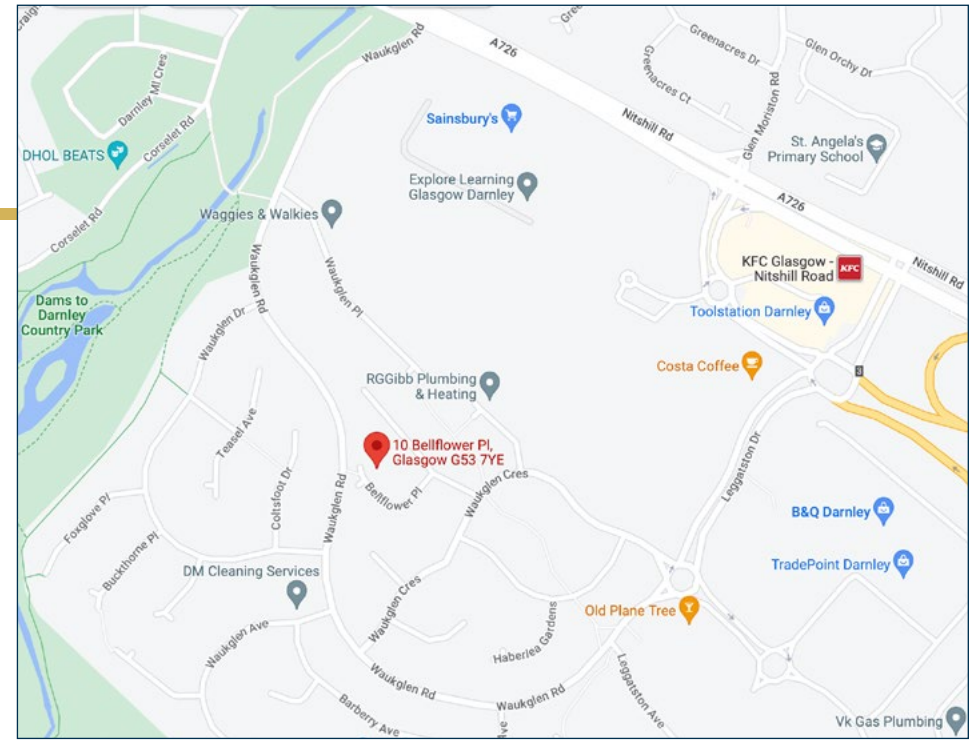
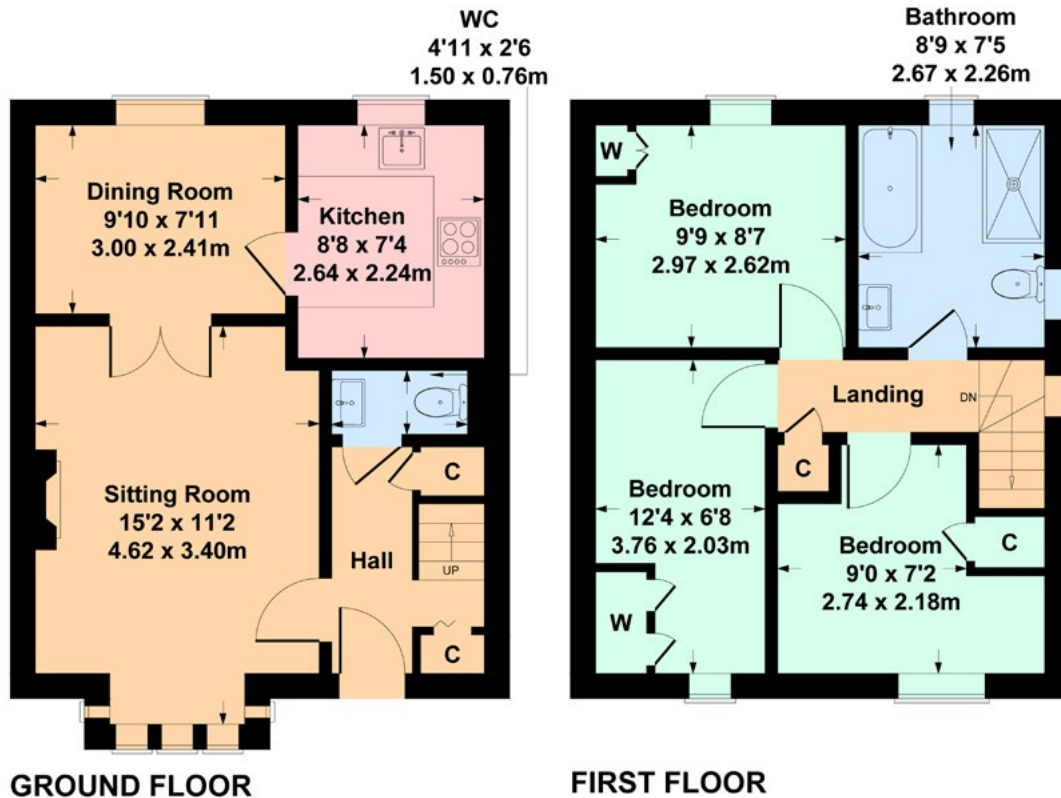


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10 Bellflower Place, Darnley G53 7YE

Approximate gross internal area 773 sq ft - 72 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 2743

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.

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