



Roslyn, 1 Mains Avenue, Giffnock

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## Nicol Estate Agents

### 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.

The property is within walking distance of Giffnock Village local shops and restaurants and is conveniently located for access to Morrisons and Sainsburys on Fenwick Road, The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. 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. The property is within walking distance to Williamwood and Giffnock Train Stations.

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.

A wide range of sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock Health Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Giffnock and Whitecraigs Tennis Clubs, Giffnock Bowling Club as well as 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 St Ninians High School. The property is located approximately 1 mile from the private Belmont House School and within easy reach of various pick up points for Glasgow's other private schools.















## Description

Seldom available three bedroom detached bungalow, set within generous garden grounds, located in one of Glasgow's most sought after residential neighbourhoods, close to popular schools, Rouken Glen Park and Williamwood train station.

Offering all on the level accommodation and great development potential, this property has been well maintained by the present owners, although would now benefit from some modernisation.

At present the complete accommodation extends to:

Ground Floor: Entrance vestibule. Welcoming reception hall. Generously bay window sitting room. Spacious family room enjoying lovely aspects over the garden grounds. The kitchen is fitted with a range of floor and wall mounted cabinets and complementary worktops. Conservatory. Three bedrooms. A shower room and the house family bathroom completes the accommodation.

Attic: Partially floored providing extensive storage.

A feature of this home is the well kept private and generous gardens. There is a driveway providing off street parking for several cars leading to a single garage.

The grounds and attic would allow further development subject to the relevant consents, if desired.

















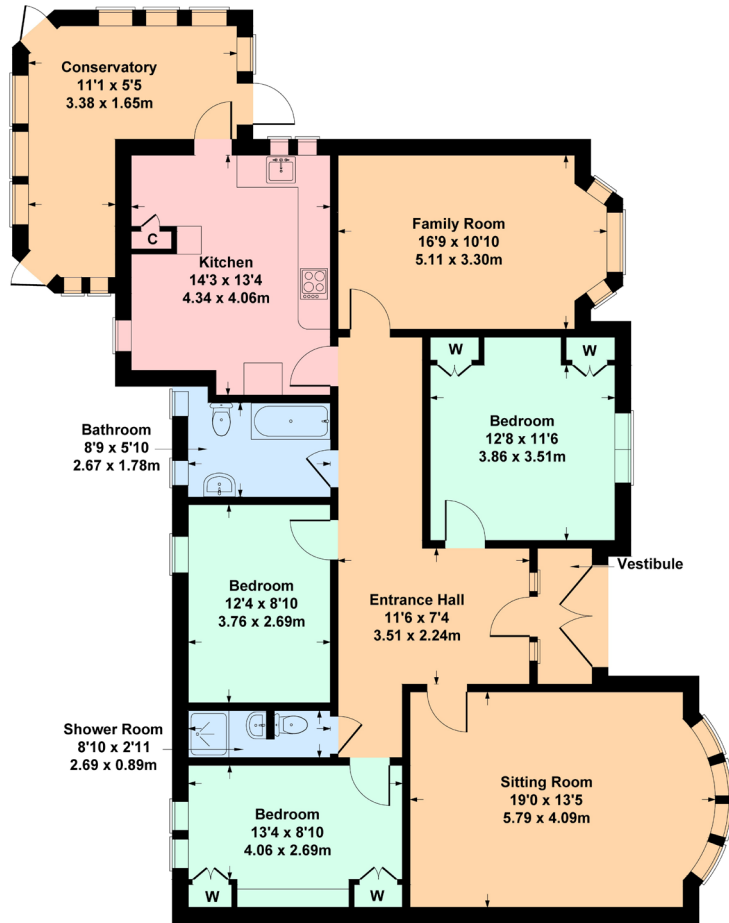


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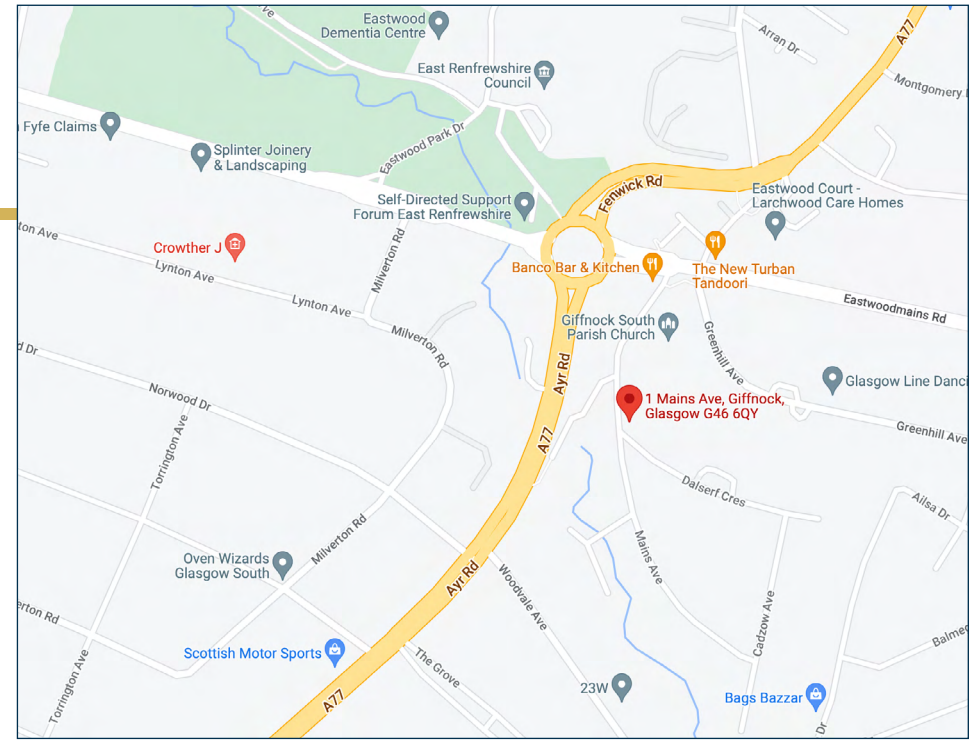
Approximate gross internal area 1497 sq ft - 139 sq m



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 C

### Services

The property will be 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 2793

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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