



20 Claremount Avenue, 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.

Claremont Avenue, located just off Church Road, 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 Giffnock Train Station.

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 Clubs, as well as Cathcart, Williamwood and Whitecraigs Golf Clubs, Giffnock Tennis 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 Ninian's and Woodfarm High Schools.



















## Description

Seldom available, a spacious four bedroom traditional semi-detached villa, affording deceptively spacious accommodation, located within this continually sought after location, enjoying views over the surrounding area.

In total the accommodation extends to around 2690 Sqft (250 Sqm) and provides flexible accommodation over three levels, well designed for family living and comprises:

Ground Floor: Entrance vestibule. Spacious and welcoming reception hallway. Generous bay window sitting room with feature fireplace. Bright bay window dining/family room with feature fireplace. Well-appointed breakfasting kitchen offering a full complement of wall mounted and floor standing units and complementary worktops.

Lower Ground Floor: Spacious hallway with cloakroom. Utility room with a shower. Games/garden room with French doors leading to the patio area and garden grounds. Guest WC. Wine store. Cellar providing additional storage.

First Floor: Broad split level upper landing affording access to all four bedrooms. Bay window principal bedroom. Three further good sized bedrooms. House family bathroom with a separate shower enclosure. A further WC completes the overall accommodation.

The property is further complemented by gas central heating, double glazing and large attic providing extensive storage. Well kept garden grounds, south westerly orientation at rear. A driveway provides off street parking.























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20 Claremount Avenue, Giffnock, G46 6UT

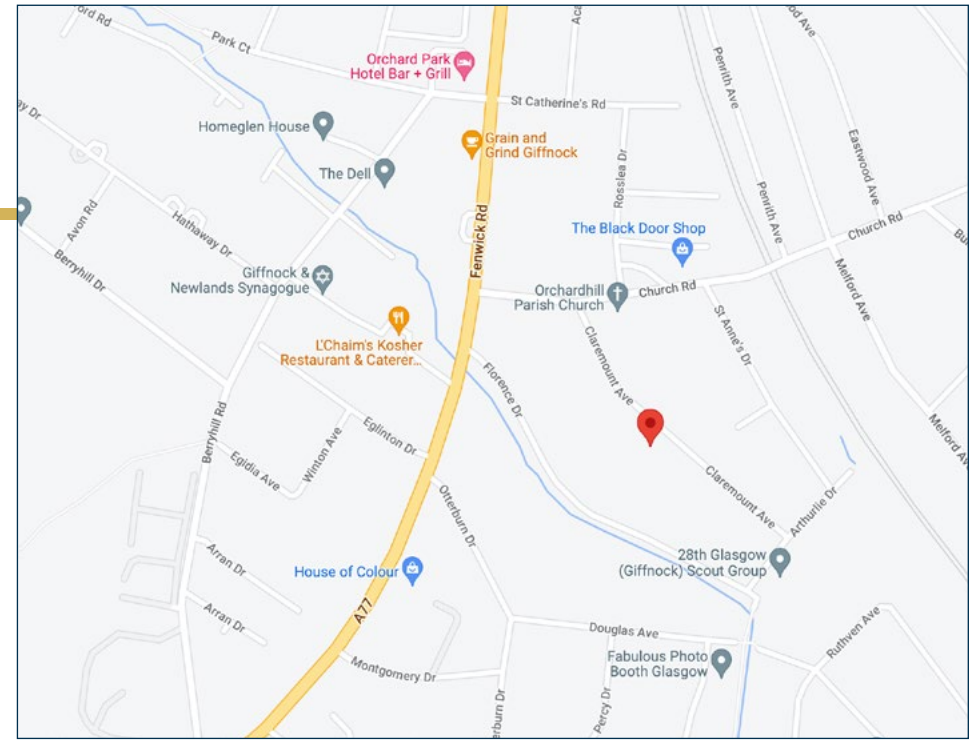
Approximate gross internal area 2690 sq ft - 250 sq m



#### 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 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 2801

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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