



137 Rockmount Avenue, Giffnock

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Situation

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

Giffnock and its neighbouring suburbs of Orchard Park, Thornliebank, Newton Mearns and Clarkston 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, David Lloyd Rouken Glen, 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.

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.

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 beautifully presented and extended, two bedroom semi detached villa, set within close proximity to local amenities, shops and transport links in the surrounding area.

The accommodation comprises:

Ground Floor: Reception hallway with cloaks area. Bay window sitting room. Dining kitchen, which is fitted with a full complement of floor and wall mounted cabinets. Separate utility and Guest WC.

First Floor: Bedroom one with fitted wardrobes. Bedroom two. House bathroom with three piece suite.

The property is further complemented by gas central heating and double glazing. Well-tended gardens, enclosed rear garden providing privacy and shelter, ideal for entertaining. There is a garden room/home office with electricity. A driveway leads to a single garage.



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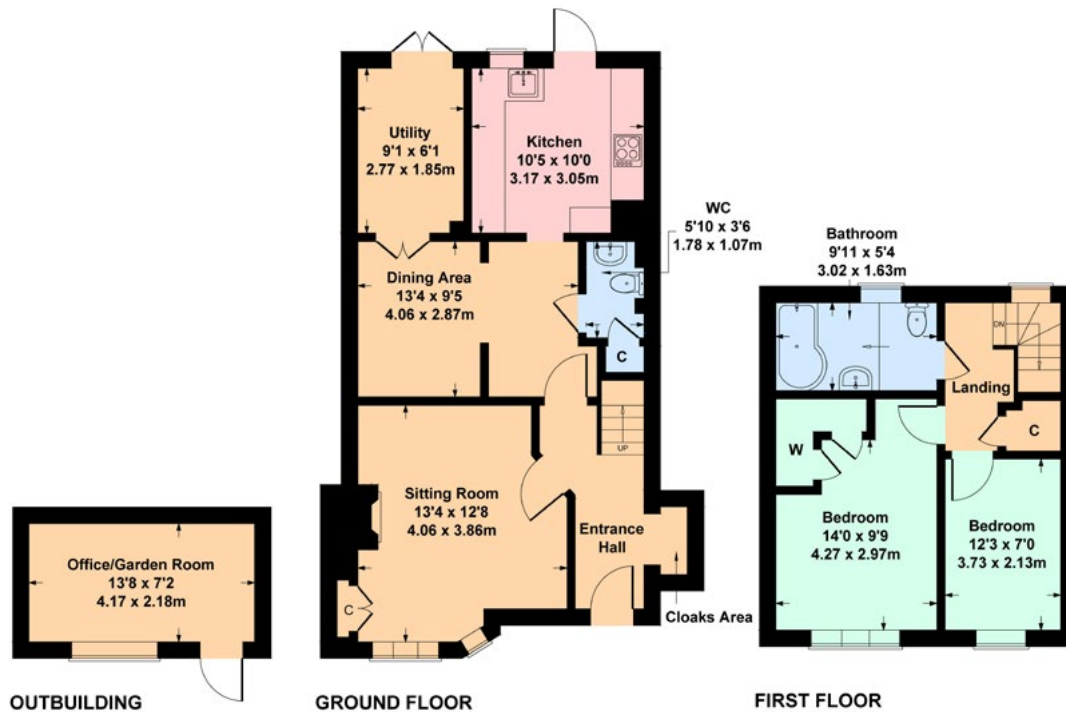


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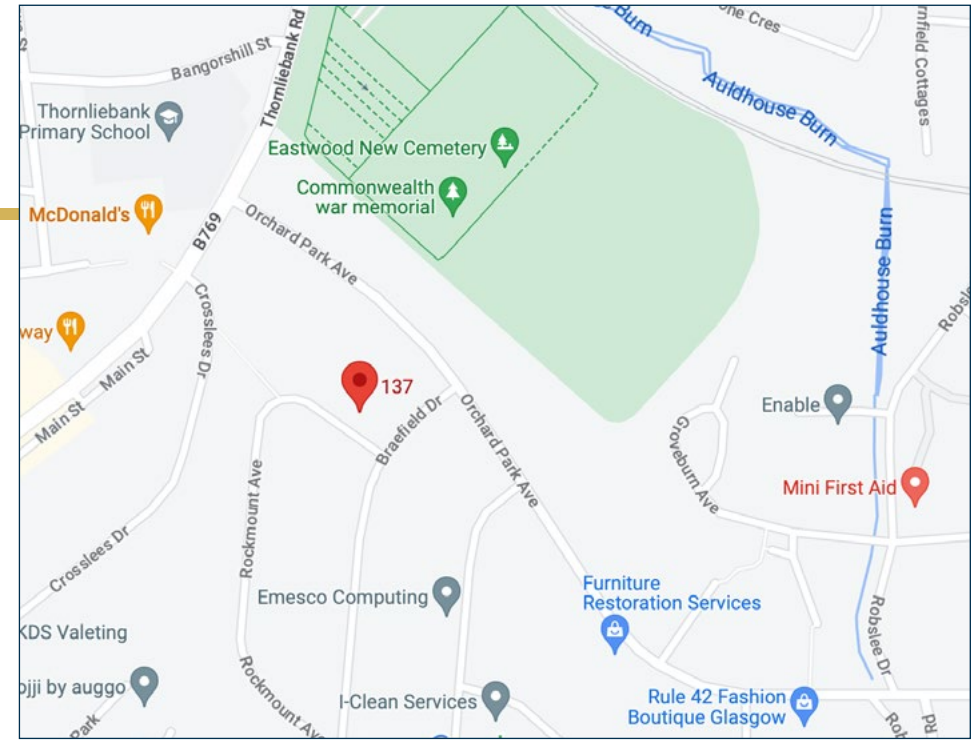
Approximate gross internal area Main House - 940 sq ft - 87 sq m
Outbuilding - 98 sq ft - 9 sq m
Total - 1038 sq ft - 96 sq m



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. 2023

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: D

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, gas and electricity. Gas central heating.

Local Authority

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

Property Reference CLA431

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