



15 Invergarry Quadrant, Deaconsbank

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Situation

This popular suburb is approximately 9 miles from Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital motorways, which also provide around a 30 minute journey times to both Glasgow and Prestwick International Airports. Patterton Train Station is a short distance away.

The surrounding neighbourhoods of 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.

Invergarry Quadrant is conveniently located for access to The Avenue Shopping Centre and Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. 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 and a boating pond.













Description

Seldom available, a well presented three bedroom home, set within this popular and established development, close to local amenities and services.

Internally the property has been well maintained by the present owners and comprises:

Ground Floor: Bright and spacious sitting room with fireplace and staircase to upper floor. French doors open to a combined dining and kitchen. The well appointed refitted kitchen has a range of wall mounted and floor standing units and complementary worktop surfaces. Space for table and chairs.

First Floor: Upper landing. Bedroom one with fitted wardrobes overlooking the rear garden. Bedroom two. Bedroom three with cupboard. An attractive bathroom completes the accommodation.

The property is further complemented by driveway leading to a garage, gas central heating and double-glazing. A particular feature of this property is the generous enclosed landscaped rear garden, ideal for entertaining.







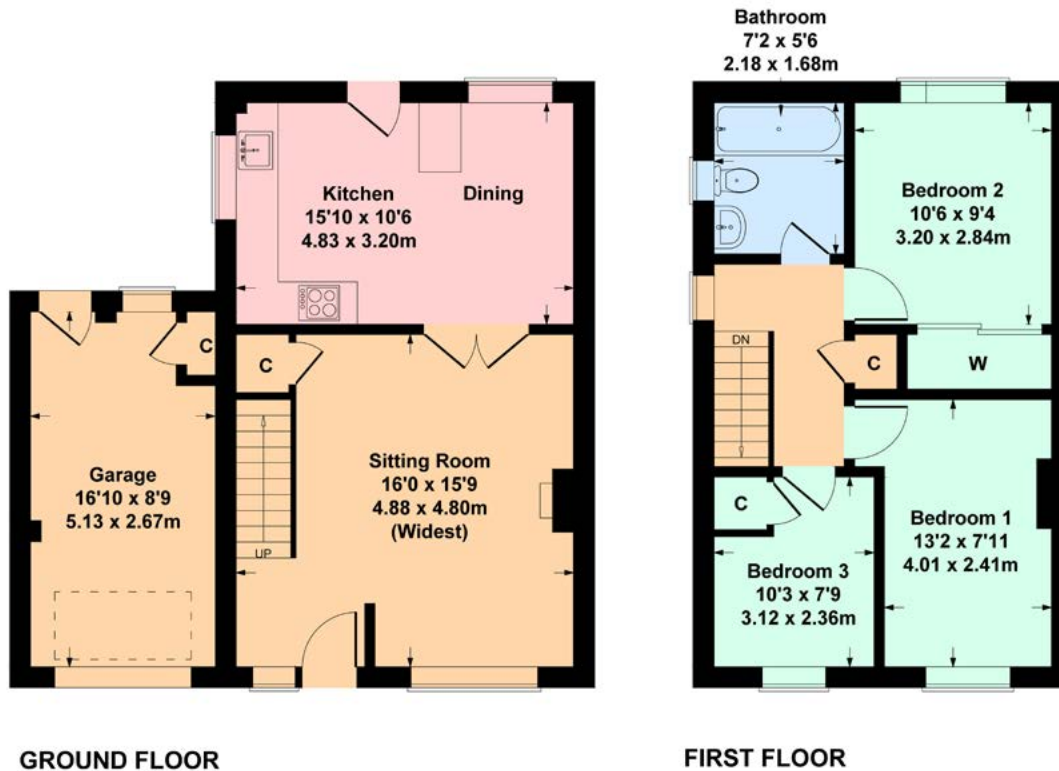


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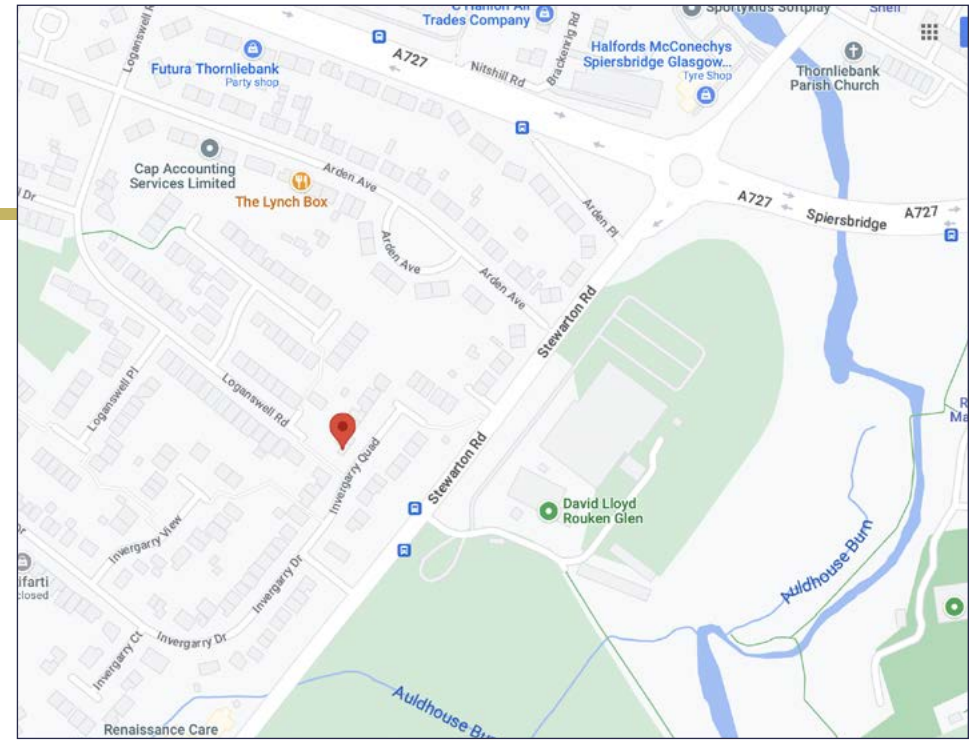


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Approximate gross internal area
Main House = 856 sq ft - 80 sq m
Garage = 147 sq ft - 14 sq m
Total = 1003 sq ft - 94 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings 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



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: 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, electricity, gas and drainage. Gas central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU
Tel: 0141 287 2000

Property Reference 2902

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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