



2 Treemain Road, Lower Whitecraigs G46 7LE

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### Situation

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.

Lower Whitecraigs and Giffnock are acknowledged for its 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. Treemain Road is conveniently located for access to The Avenue shopping centre, Scotland's only Wholefoods Store and Waitrose at Greenlaw Village Retail Park and is with walking distance to Whitecraigs Train Station.

Sports and recreational facilities can be found locally to include Parklands Country Club, Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs bowling and tennis Clubs, and 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. 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.





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### Description

A well presented extended semi detached bungalow, enjoying a quiet and sought after location close to Rouken Glen Park and Whitecraigs Train Station.

A deceptively spacious family home principally built of whitewashed harled render under a pitched tiled roof. Internally, the property affords a flexible interior, formed over two levels.

Ground Floor: Entrance vestibule, spacious reception hallway, generous sitting room, well appointed kitchen, spacious and bright garden room with patio doors opening to rear garden. Bay window family room or alternative a further bedroom. House bathroom.

First Floor: Three bedrooms and shower room.

The property is further complimented by gas central heating and double glazing. Well tended gardens, enclosed rear garden with extensive lawn area and deck terrace, providing privacy and shelter, ideal for entertaining. A driveway leads to a detached garage.



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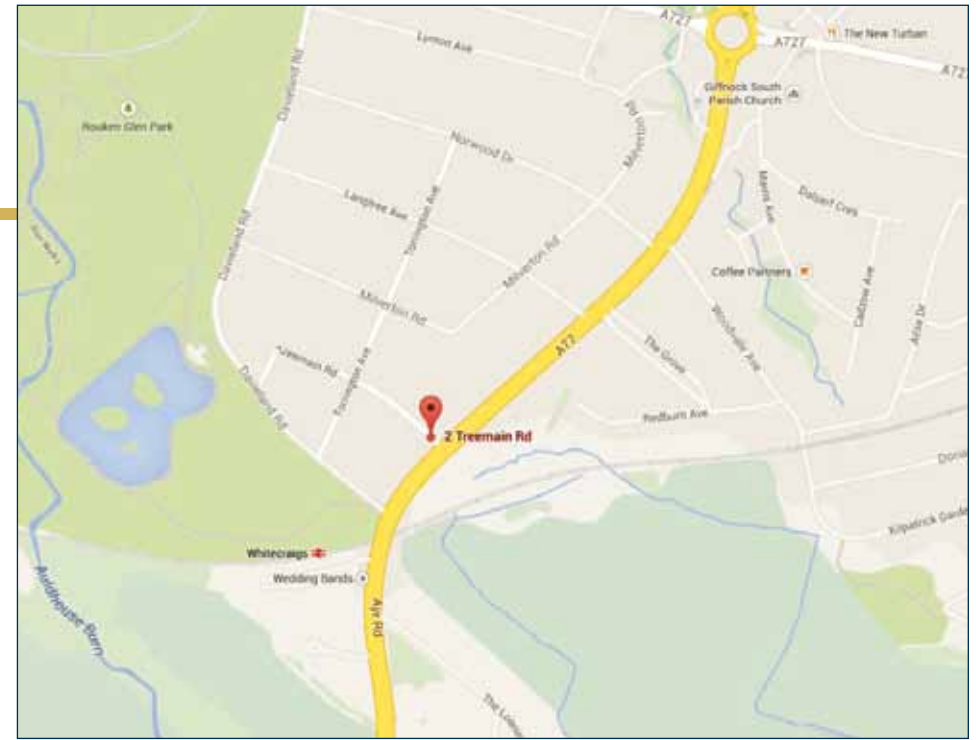
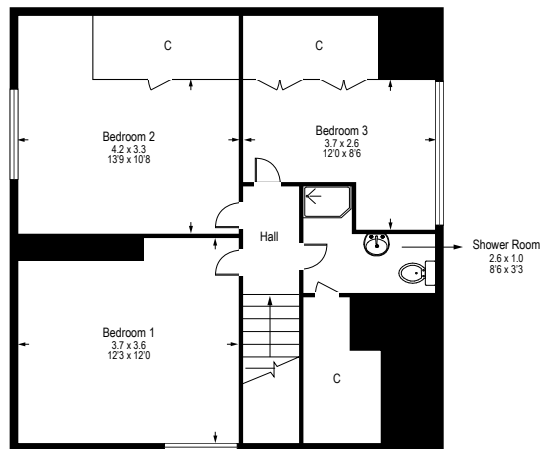
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## 2 Treemain Road, Lower Whitecraigs G46 7LE



### 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  
Band G

### Energy Efficiency Rating

Band D

### Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### 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

517

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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA  
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