



95 Invergarry Drive, Deaconsbank

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## Situation

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

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 Drive is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. Patterson and Whitecraigs Train Stations are within a short drive of this property.

Sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park, voted Best Park in the UK in 2016.

In addition, this property sits within the catchments area for the highly reputable Primary and Secondary schools.





## Description

A well presented three bedroom detached bungalow set within generous corner gardens, set within this popular and established development, close to local amenities and services.

Internally the property has been well maintained by the present owner and provides flexible accommodation, well-proportioned throughout, formed all on the level. The accommodation comprises:

Ground Floor: Reception hall with storage cupboard. Bright and spacious sitting room with feature fireplace. The sitting room is on an open plan to the dining room, which provides access to the enclosed rear gardens. Well appointment refitted modern refitted kitchen with a range of wall mounted and floor standing units, integrated appliances and complimentary worktop surfaces. Bedroom one with fitted wardrobes. Bedroom two and Bedroom three. Attractively refitted shower room with three piece white suite.

The property is further complimented by gas central heating and double glazing. Enclosed garden ground ideal for entertaining. A monobloc driveway provides off street parking and leads to a single garage.



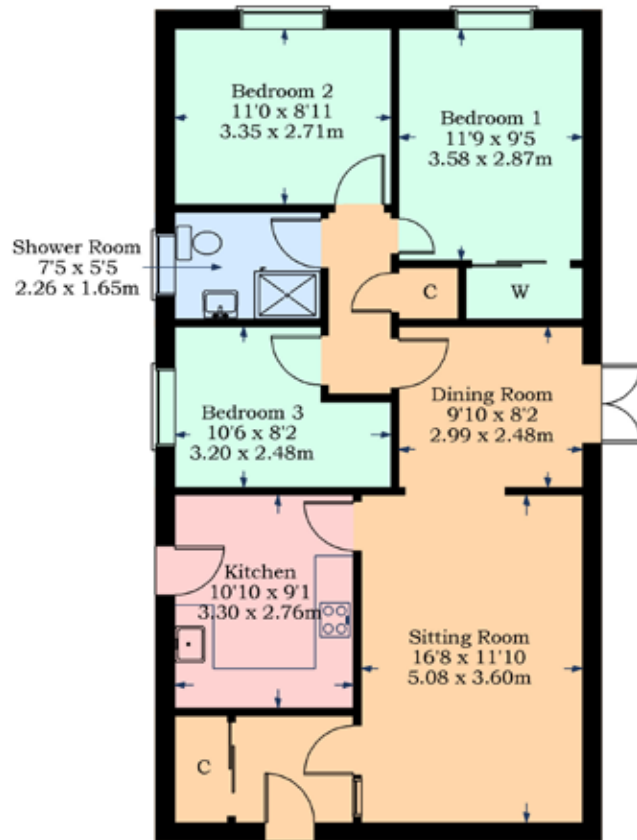


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## 95 Invergarry Drive, Deaconsbank G46 8UY

Approximate gross internal area 839 sq ft - 78 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. 2016

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

Glasgow City Council

Council Tax Band: E

### 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

Glasgow City Council

City Chambers

Glasgow

G2 1DU

Tel: 0141 287 2000

### Property Reference 976

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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