



4 Lawrence Avenue, Giffnock

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### Situation

Lawrence Avenue is quietly situated off Eastwoodmains Road, just by the Williamwood Shops and Williamwood Train Station.

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. Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, Rouken Glen Park and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

This popular 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. Giffnock is considered one of the primary residential suburbs on the south side of Glasgow. The Sunday Times newspaper has voted Giffnock in the top 100 places to live within the UK. Lawrence Avenue is conveniently located for access to Scotland's only Wholefoods Store, The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park.

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



### Description

Seldom available, three bedroom/two public room detached bungalow, located within continually popular area, positioned within generous grounds.

The property would benefit from a degree of cosmetic upgrading. The all on the one level accommodation comprises:

Entrance vestibule. Reception hallway. Generous sitting room. Dining room/ family room which provides access to bedroom three. Bedroom one and bedroom two. Kitchen, which is fitted with a range of wall mounted and floor standing units. Utility porch affording access to the rear garden. House family bathroom.

The property is further complemented by gas central heating. Driveway providing ample off street parking, leading to a detached single garage. Private garden grounds. In addition, there is substantial loft which would allow further development subject to the relevant consents.





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## 4 Lawrence Avenue, Giffnock G46 6PG

Approximate gross internal area 1,140sq ft - 106 sq m



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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### Viewing

By appointment through  
Nicol Estate Agents  
1 Helena Place  
Clarkston G76 7RB  
Telephone 0141 638 4541  
clarkston@nicolestateagents.co.uk

### Outgoings

East Renfrewshire Council  
Council Tax Band: F

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band E

### Services

The property is 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 CLA101

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.

1 Helena Place, Clarkston G76 7RB

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