



9 Invergarry Quadrant, 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 Quadrant 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.





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Description

A well presented four bedroom detached villa, 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.

The accommodation comprises:

Ground Floor: Reception hall. Bright and spacious sitting room. The dining room is on an open plan to the kitchen. Well appointed refitted modern kitchen with a range of wall mounted and floor standing units and complimentary worktop surfaces. Conservatory with access onto the rear garden and decked terrace. Bedroom four/family room with ensuite shower.

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

The property is further complimented by gas central heating and double glazing. Enclosed garden grounds with decked terrace, ideal for entertaining. A monobloc driveway provides ample off street parking.



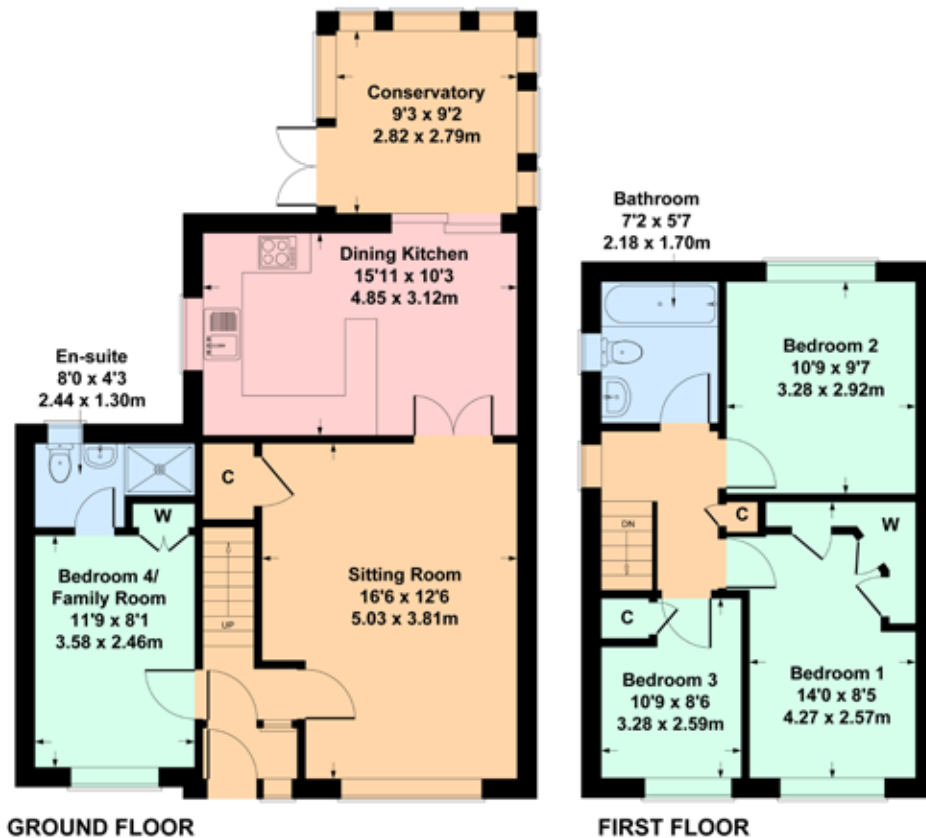


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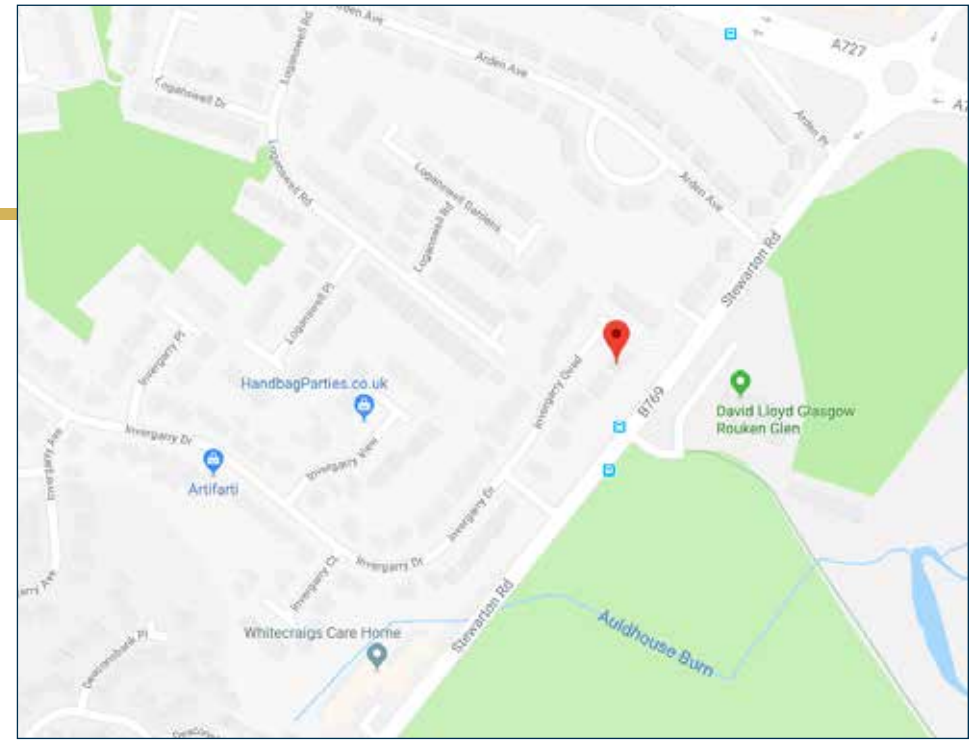
Approximate gross internal area 1,074 sq ft - 100 sq m



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 1204

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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