



37 Harelaw Avenue, Muirend

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Situation

This popular suburb is located approximately 5 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Muirend and its neighbouring suburbs of Clarkston and Giffnock are 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. This property is conveniently located for Clarkston Road amenities including local shops, supermarket, coffee shops for day to day requirements and access to Scotland's only Wholefoods Store, nearby Silverburn Shopping Centre and Waitrose at Greenlaw Village Retail Park.

Sports and recreational facilities can be found locally to include Nuffield Health Gym, Giffnock North Running Club, Cathcart, Williamwood and Whitecraigs golf clubs and is close to both Rouken-Glen and Pollok Country Park.

For those with young families, the property sits within the catchment area for reputable primary and secondary schooling





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Description

Seldom available, a well presented four bedroom detached bungalow, located in popular Harelaw Avenue, affording deceptively spacious accommodation. The property provides flexible accommodation, well designed for family living, arranged over two levels. The complete accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway allowing access to lower and upper accommodation. Generous bay window sitting room with feature fireplace. Bright and spacious family/dining room. Well appointed kitchen offering a full complement of wall mounted and floor standing units and complementary worktops. Rear porch/utility room. Bedroom one with bay window and contemporary ensuite shower room. Bedroom two. Family room with three piece white suite.

First Floor: Spacious and light landing giving access to bedroom three and bedroom four. Attractively refitted shower room.

The property is further complimented by gas central heating and double glazing. Generous and well kept, colourful garden grounds to front and back of the property. Green house, with electricity and water connections. Conservatory/ sun room with electricity. There is ample off street parking, electric car charger and a single garage. Cellar provides additional storage.



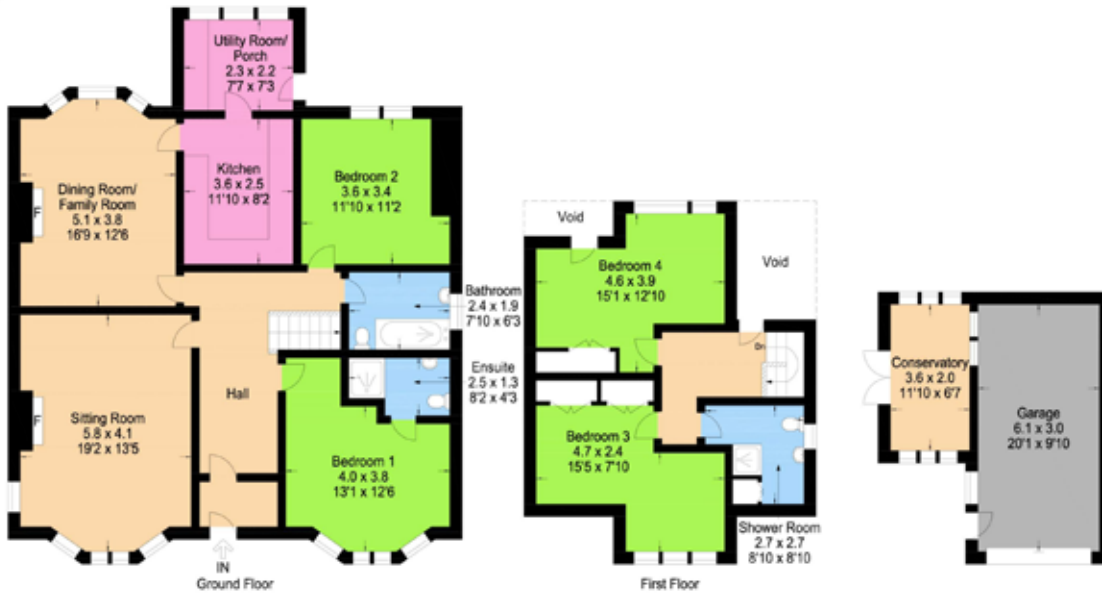


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37 Harelaw Avenue, Muirend G44 3HY

Approximate gross internal area 1,992sq ft - 185 sq m



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: G

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, drainage and electricity. Gas central heating.

Local Authority

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

Property Reference 1071



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 dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cuboid/rectangles to wall surface where possible or to surfaces indicated by arrow heads. (D 11/2021)
November 2017

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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