



8 Treeburn Avenue, Orchard Park, Giffnock

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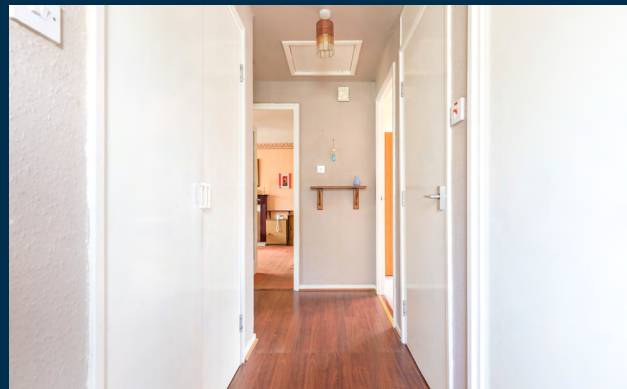
Situation

A hugely popular suburb, located approximately 7 miles from Glasgow City Centre.

Commuter routes are served by the M77, M8 and the Glasgow Southern Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Orchard Park and its neighbouring suburbs of Giffnock, Thornliebank and Newton Mearns and are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants.

Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Giffnock tennis club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.





Description

A well presented one bedroom upper flat, set within popular location, close to local amenities and services.

The accommodation comprises:

Entrance hall with staircase to upper floor. Reception hall. Sitting room. Kitchen. Double bedroom with fitted wardrobe. Kitchen fitted with a range of floor and wall mounted cabinets. A shower room completes the accommodation.

The property is further complemented by double glazing, gas central heating and garden grounds to the side and rear of the property.

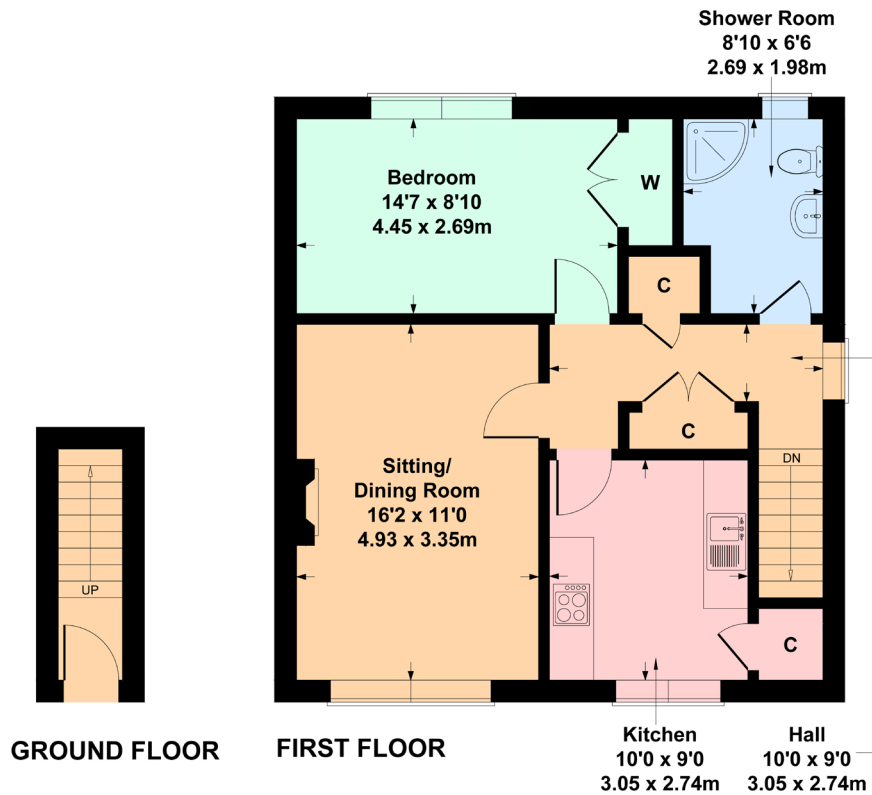


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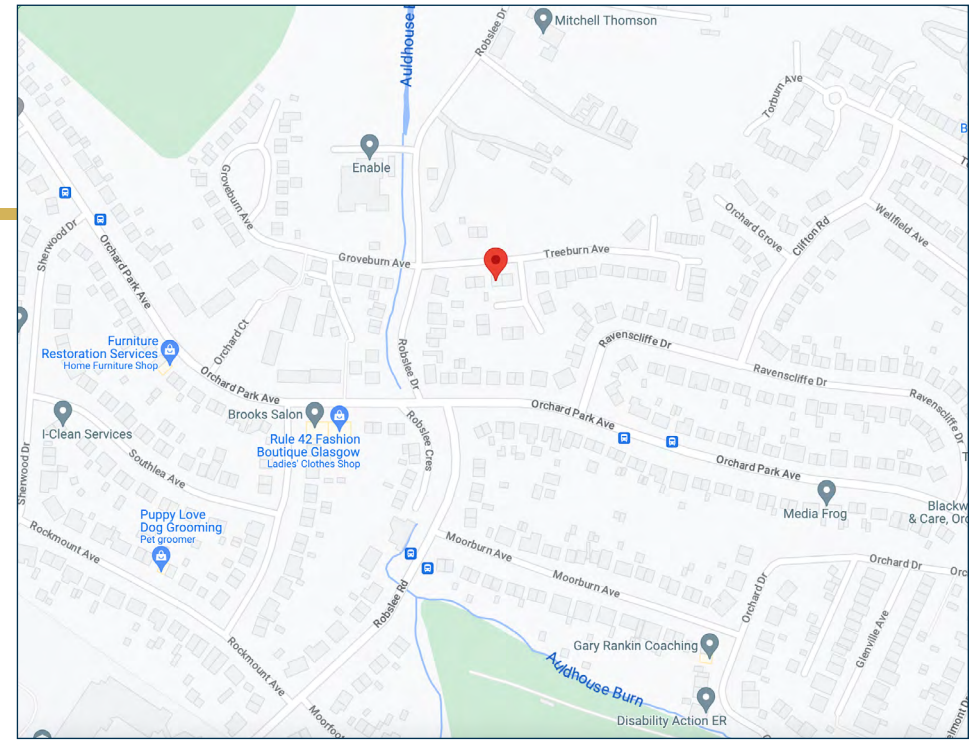
Approximate gross internal area 640 sq ft - 59 sq m



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. 2023

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

East Renfrewshire Council
Band C

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 and electricity. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park, Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference 2895

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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