



25 Orchard Park Avenue, Giffnock

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Nicol Estate Agents





## Nicol Estate Agents

### Situation

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

Giffnock and its neighbouring suburbs of Orchard Park, Thornliebank, Newton Mearns and Clarkston 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, David Lloyd Rouken Glen, 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.

Commuter routes are served by the M77, M8 and 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.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools.







## Description

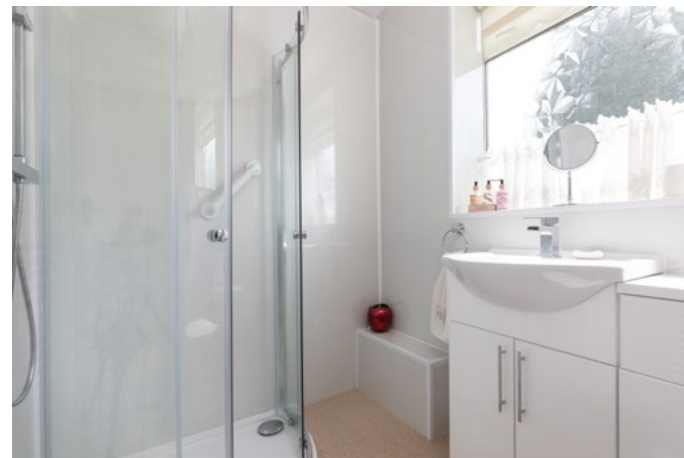
A two bedroom semi detached villa, set within close proximity to local amenities, shops and transport links in the surrounding area.

The accommodation comprises:

Ground Floor: Reception hallway with staircase to upper accommodation. Bay window sitting room. Kitchen, which is fitted with a full complement of floor and wall mounted cabinets. Conservatory with access to the rear garden.

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

The property is further complemented by gas central heating and double glazing. Well-tended gardens, enclosed rear garden providing privacy and shelter, ideal for entertaining. A driveway leads to a single garage.







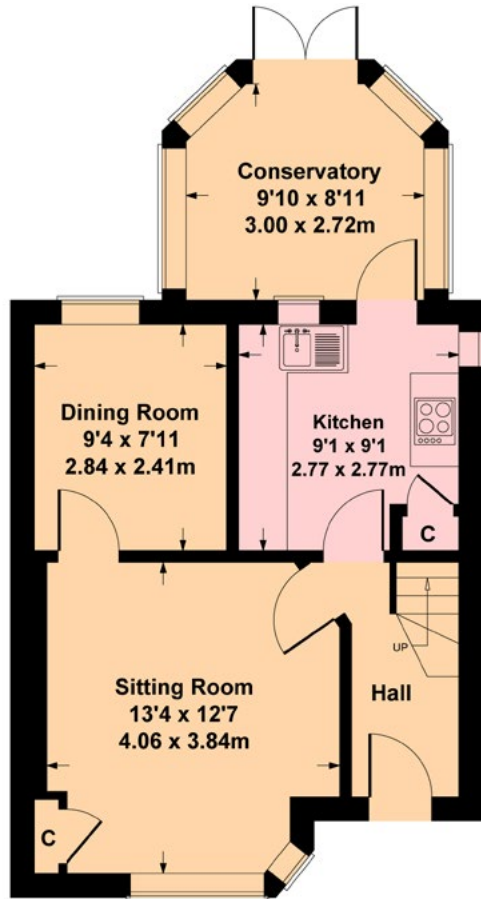


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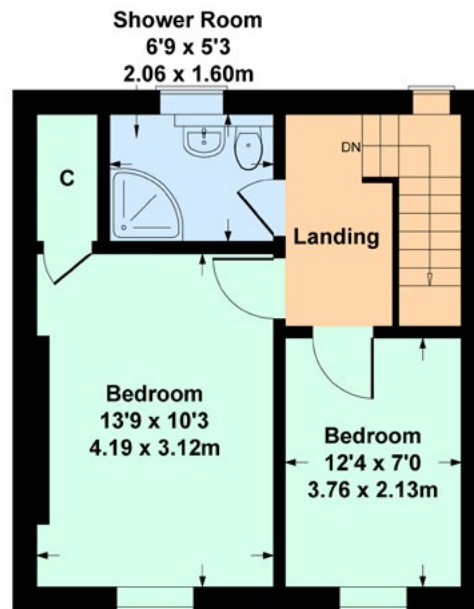


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Approximate gross internal area 805 sq ft - 75 sq m



GROUND FLOOR

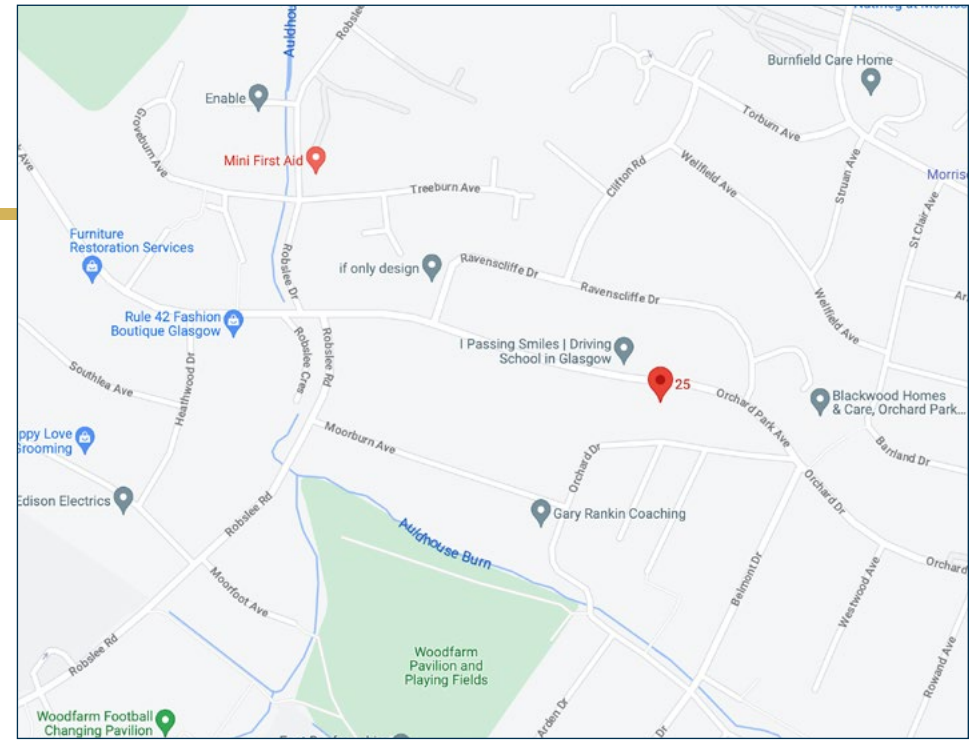


FIRST FLOOR

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 D

### 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, gas 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 xxx

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