



34 Hathaway Drive, Giffnock

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Nicol Estate Agents



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### Situation

The popular and leafy East Renfrewshire suburbs of Giffnock, Clarkston and Newton Mearns are well known for their superb local amenities and good transport links, just 8 miles south of Glasgow's City Centre, with easy road connections to the M77, the M8 & Glasgow Southern Orbital motorways.

The property is within walking distance of the boutique shops, restaurants, banks and library of Giffnock Village, including Morrison's and Sainsbury's on Fenwick Road, as well as Whitecraigs and Giffnock Train Stations. Within a few minutes' drive are Waitrose, Tesco and Aldi of Greenlaw Village Retail Park, and the M&S Foodhall and Asda at The Avenue Shopping Centre.

The local Primary and Secondary schooling is unsurpassed in both quality and proximity, with the highly regarded Our Lady of the Missions Primary School, and St Ninians and Woodfarm High Schools, all within easy walking distance.

For leisure, Rouken Glen Park, voted Best Park in the UK 2016, is just across the road, with walking trails through the woods, large adventure play area, skate park, five-a-side football pitches, tennis courts, walled garden, café and boating pond, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Other local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock Health Clubs, Cathcart, Williamwood and Whitecraigs Golf Clubs, and Giffnock Tennis Club.











## Description

A spacious, classically designed detached bungalow located within this sought after residential pocket of Giffnock, set within generous landscaped private garden grounds, close to Fenwick Road amenities.

Available on the market for the first time in nearly 50 years, and only the second time on the market since the property was built around 1930.

The property retains much of its original character and would now benefit from some modernisation and affords flexible accommodation formed over two levels. At present the accommodation comprises:

Ground Floor: Entrance vestibule. Spacious and welcoming reception hall. Generous bay window drawing room with feature fireplace. Generous sitting room leading to a conservatory affording access to the rear gardens. Family room, overlooking rear garden, with staircase to upper floor. The kitchen is fitted with a range of wall mounted and floor standing units. Bedroom one has a bay window and fitted wardrobes and overlooks the front garden. House shower room, formerly a bathroom, with three piece suite.

First floor: Upper landing. Bedroom two with fitted wardrobes. Bedroom three. Shower room

The property is further complemented by oil central heating and is mostly double glazed. Well kept generally garden grounds, enclosed rear garden. There is a driveway to the front offering off street parking. The attic would provide further development opportunity, if desired, subject to the relevant consents.





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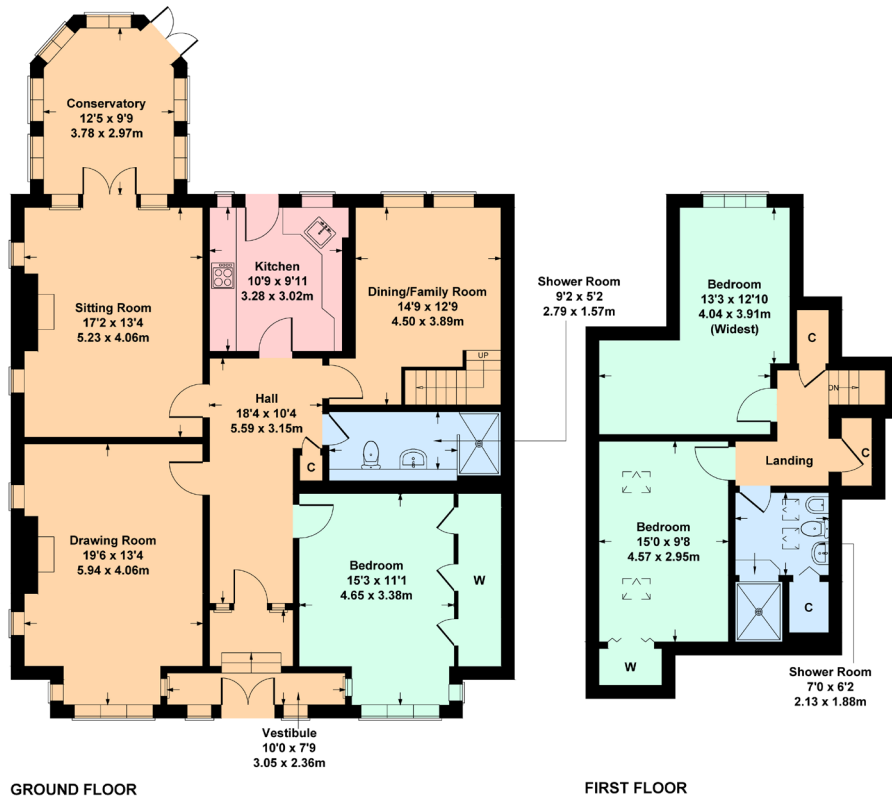
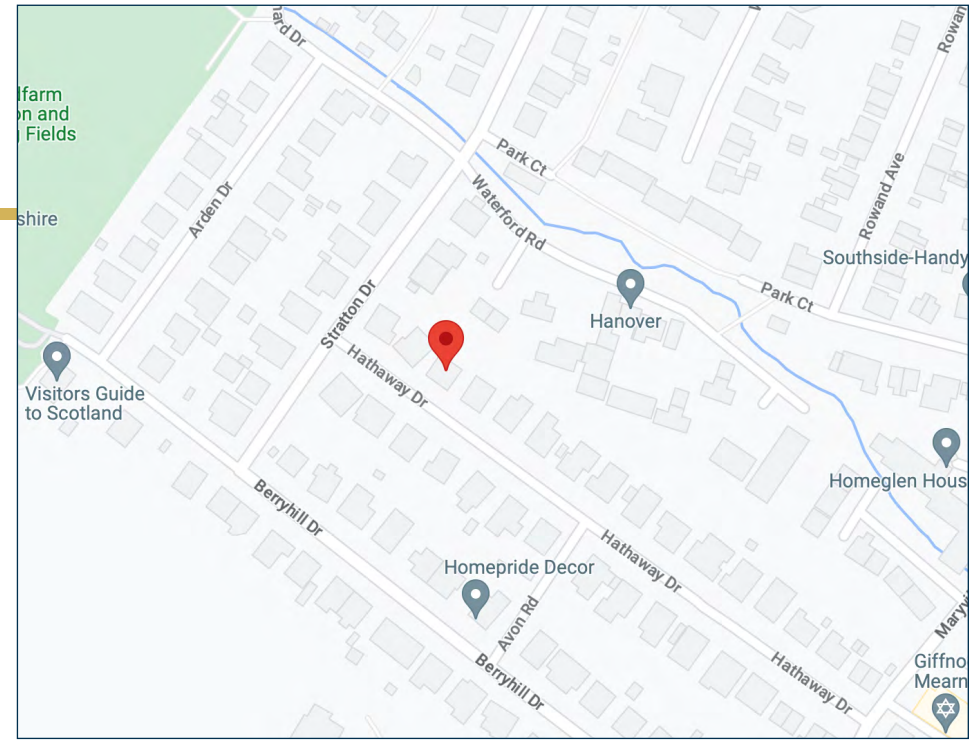


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34 Hathaway Drive, Giffnock G46 7AD

Approximate gross internal area 1940sq ft - 180 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 G

### 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 will be supplied by mains water, electricity, and drainage. Oil central heating.

### Local Authority

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

### Property Reference 2962

46 Ayr Road, Newton Mearns, Glasgow G46 6SA  
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