



21C Greenhill Avenue, Giffnock

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

Giffnock is 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.

The property is within walking distance of Clarkston Toll and Giffnock Village local shops and restaurants and is conveniently located for access to Morrisons, Lidl and Sainsburys on Fenwick Road, The Avenue Shopping Centre and Greenlaw Village Retail Park, which includes Waitrose and Aldi. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches, café and a boating pond. The property is within walking distance to Williamwood and Giffnock Train Stations.

This popular and leafy suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

A wide range of sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock Health Clubs, as well as 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.

In addition, this property sits within the catchment area for the highly reputable Primary and Secondary Schools including St Ninians High School. The property is within easy reach of various pick up points for Glasgow's private schools.









## Description

A traditional, reroofed three bedroom semi detached villa, requiring upgrading and modernisation, set within generous corner garden grounds, located in one of Glasgow's most coveted residential neighbourhoods, close to popular schools, Rouken Glen Park and Williamwood Train Station.

This property occupies a generous plot on the corner of Greenhill Avenue and Denholm Drive and offers excellent potential.

At present, the accommodation extends to:

Ground Floor: Entrance vestibule. Reception hall with staircase to the first floor. Bay window sitting. Dining/family room overlooking the rear garden. Kitchen with a pantry cupboard. Inner hall leading to a TV room and the guest WC.

First Floor: Upper landing with stained leaded glass window to side. Bay window bedroom one with fitted wardrobes. Bedroom two. Bedroom three. House bathroom.

Well kept private and generous corner gardens. There is an extensive driveway providing off street parking for several cars and leads to a double garage.

The grounds and attic would allow further development subject to the relevant consents, if desired.

### Agents Note:

The property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.











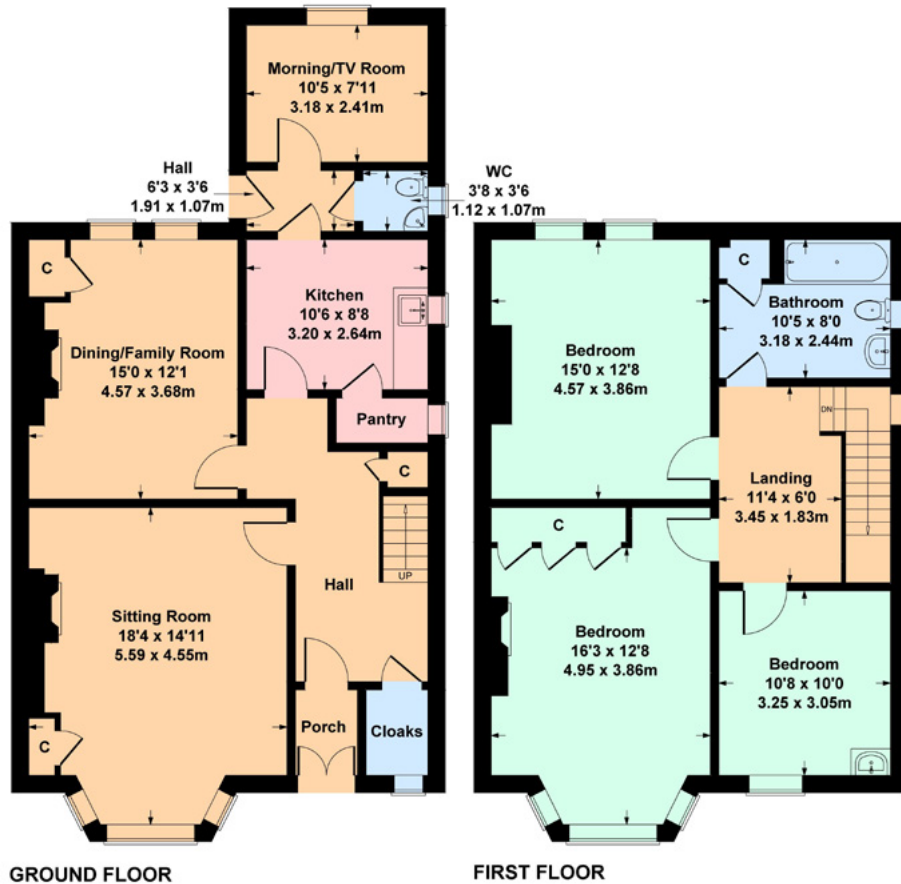
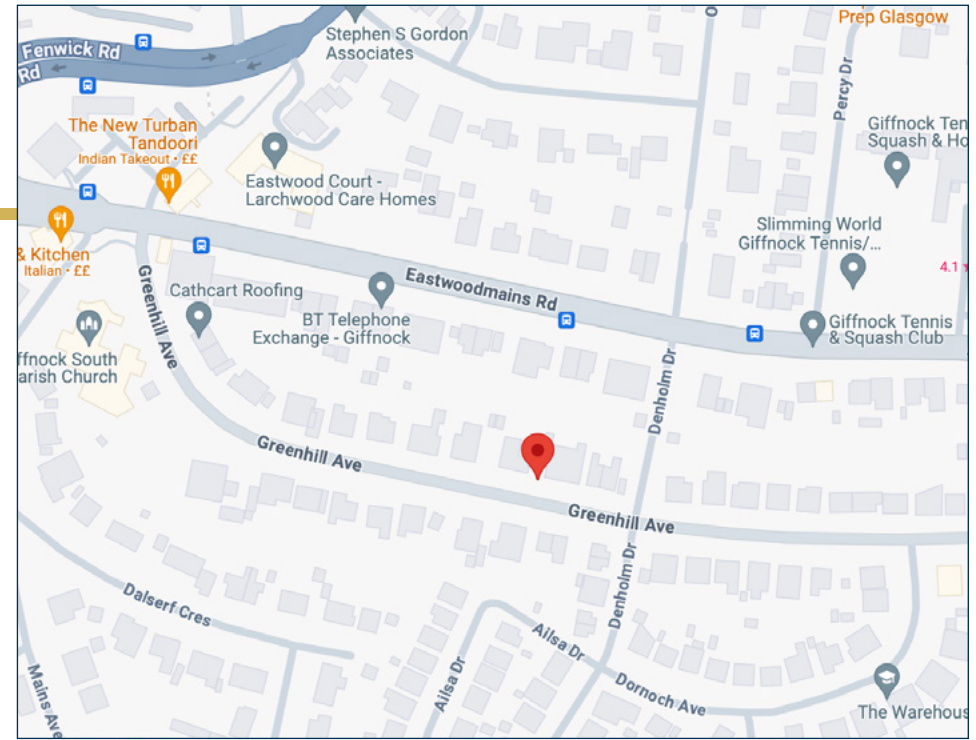


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21C Greenhill Avenue, Giffnock G46 6QX

Approximate gross internal area 1602 sq ft - 149 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  
1 Helena Place, Busby Road  
Clarkston, G76 7RB  
Telephone 0141 638 4541  
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 F

### 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 CLA 467

1 Helena Place, Clarkston G76 7RB

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