



5 Redburn Avenue, Giffnock

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Nicol Estate Agents





## Nicol Estate Agents

### Situation

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 Motorways.

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.

Redburn Avenue is within walking distance of Giffnock Village local shops and restaurants and is conveniently located for access to Morrisons and Sainsburys on Fenwick Road. The Avenue Shopping Centre and the Greenlaw Village Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants are only a short drive away.

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 Giffnock Train Station.

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 Ninian's and Woodfarm High Schools.











## Description

Seldom available, a well presented and spacious traditional detached bungalow, set within generous garden grounds, close to popular schools, Rouken Glen Park and Whitecraigs Train Station.

A charming family home, retaining much of its original character, affording flexible accommodation extending to around 2024 Sqft (188 Sqm) and comprises:

**Ground Floor:** Entrance vestibule. Spacious and impressive reception hall with staircase to upper floor. Generous bay window sitting/dining room enjoying aspects over the rear garden. Bay window family room with fireplace. Principal bedroom with fitted wardrobes and stunning refitted ensuite shower room. Well appointed dining kitchen with range of floor and wall standing units and complementary worktop surfaces. A rear hallway leads to the utility room and studio/bedroom.

**First Floor:** Upper landing. Two further double bedrooms. An attractively refitted shower room completes the accommodation.

The property is further complemented by gas central heating. A particular feature of this home is the landscaped grounds, with an expansive lawn to the rear, seasonally colourful with well stocked borders. An extensive terrace runs along the rear elevation of the house. Summer house. 'Horseshoe' driveway to front with ample space for several cars.





































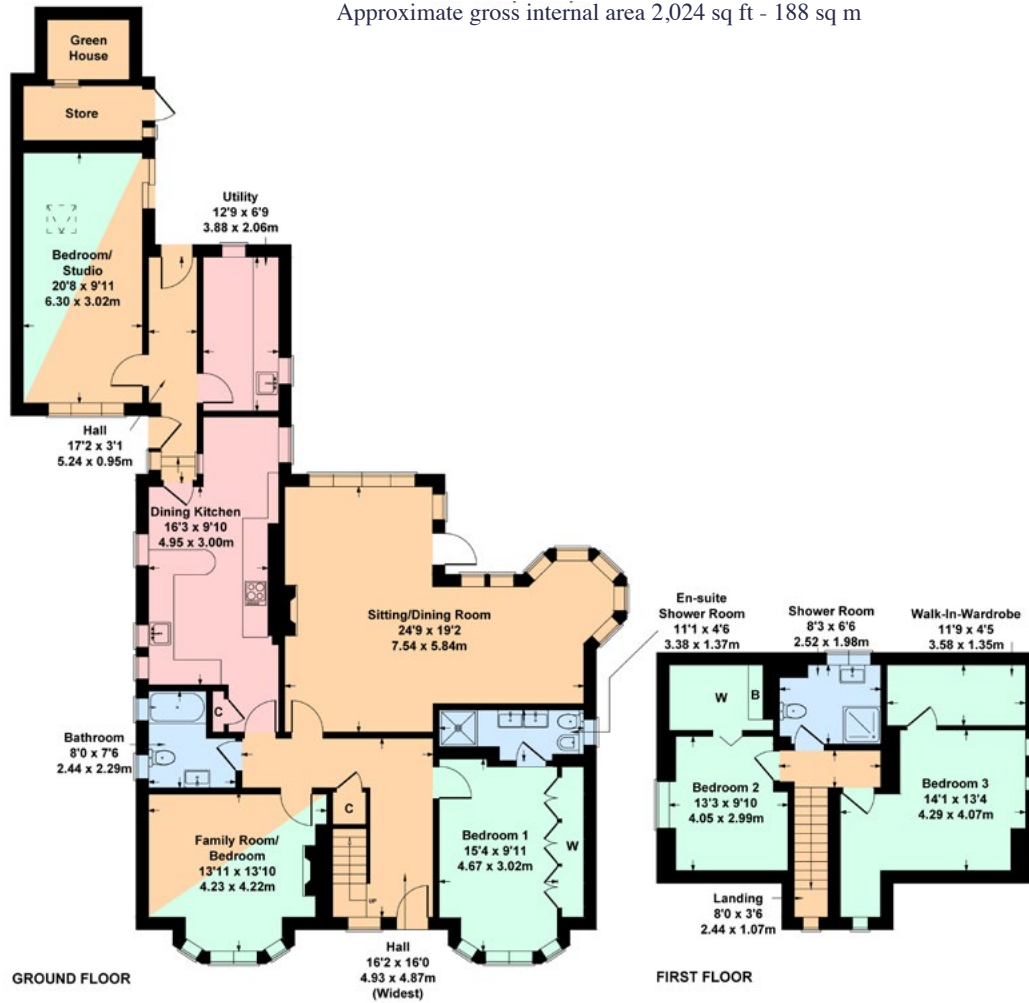




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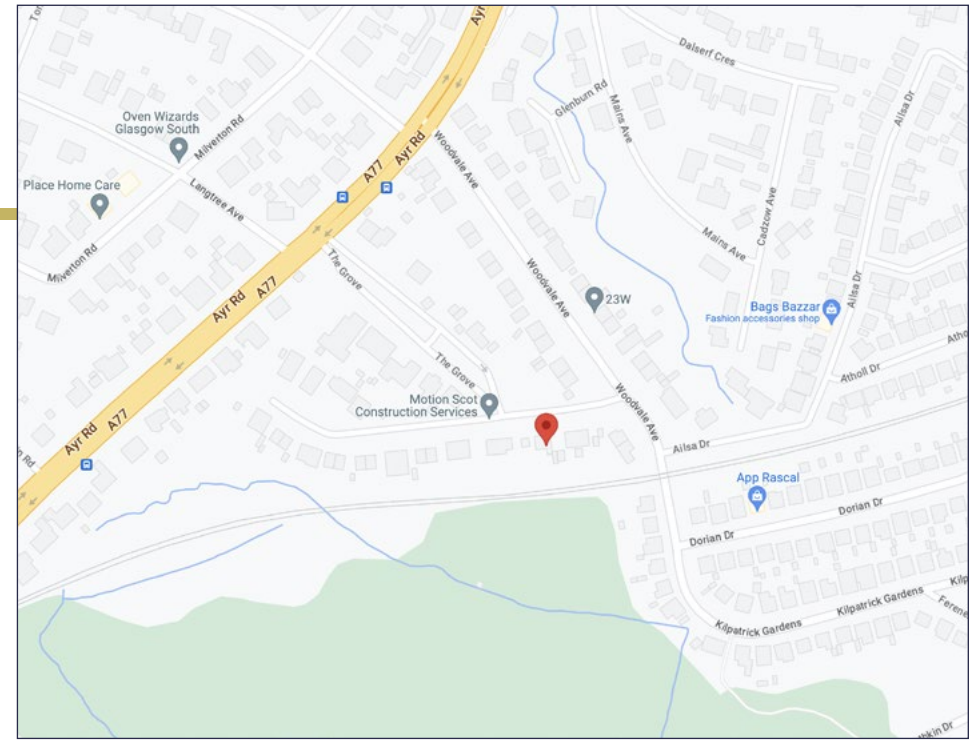
5 Redburn Avenue, Giffnock, G46 6RH  
Approximate gross internal area 2,024 sq ft - 188 sq m



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 D

### Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

### Local Authority

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

### Property Reference 3014

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