



66 Whitacres Road, South Nitshill

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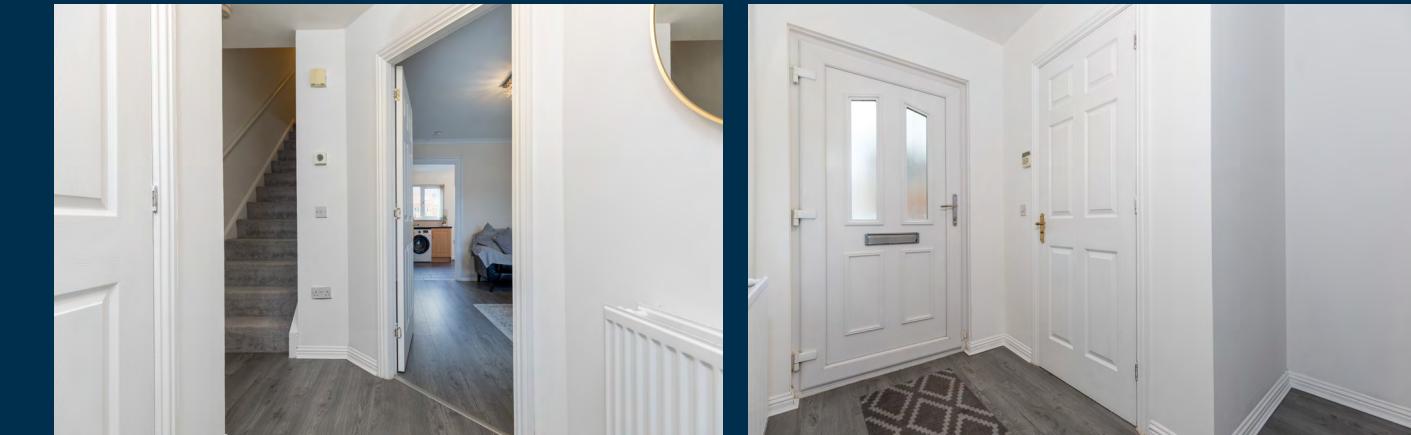
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## Situation

This popular 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.

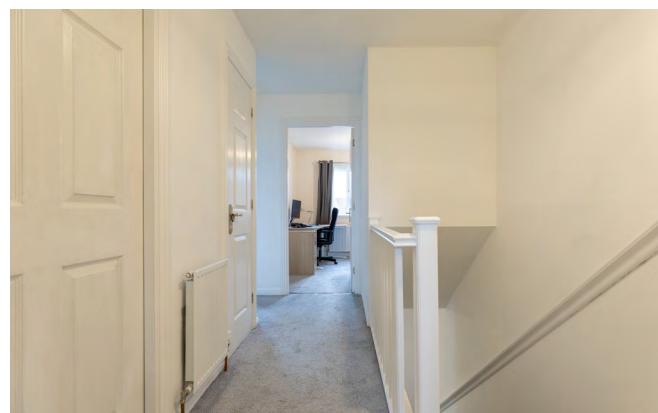
Neighbouring suburbs, Barrhead, Darnley, Thornliebank, Giffnock and Newton Mearns are acknowledged for their standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Parkdale Way is conveniently located for access to Silverburn, The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and Sainsbury's in Darnley.

Sports and recreational facilities can be found locally to include, the Darnley to Dams Country Park, Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs golf clubs, Eastwood Theatre and Rouken-Glen Park.









## Description

A well presented, three bedroom semi detached villa, set within this popular development, close to local amenities.

Internally the property provides accommodation formed over two levels, well designed for family living.

**Ground Floor:** Welcoming reception hall. Spacious and bright sitting room. Well appointed contemporary dining kitchen, fitted with a range of wall mounted and floor standing units and complementary worktop surfaces, with French doors onto rear garden with patio area. Guest WC.

**First Floor:** Upper landing. Bedroom one with fitted wardrobe. Two further bedrooms, both with fitted wardrobes. House Shower room with three-piece suite completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well tended landscaped gardens, enclosed rear garden with patio areas, ideal for entertaining.

A driveway providing ample off street parking.







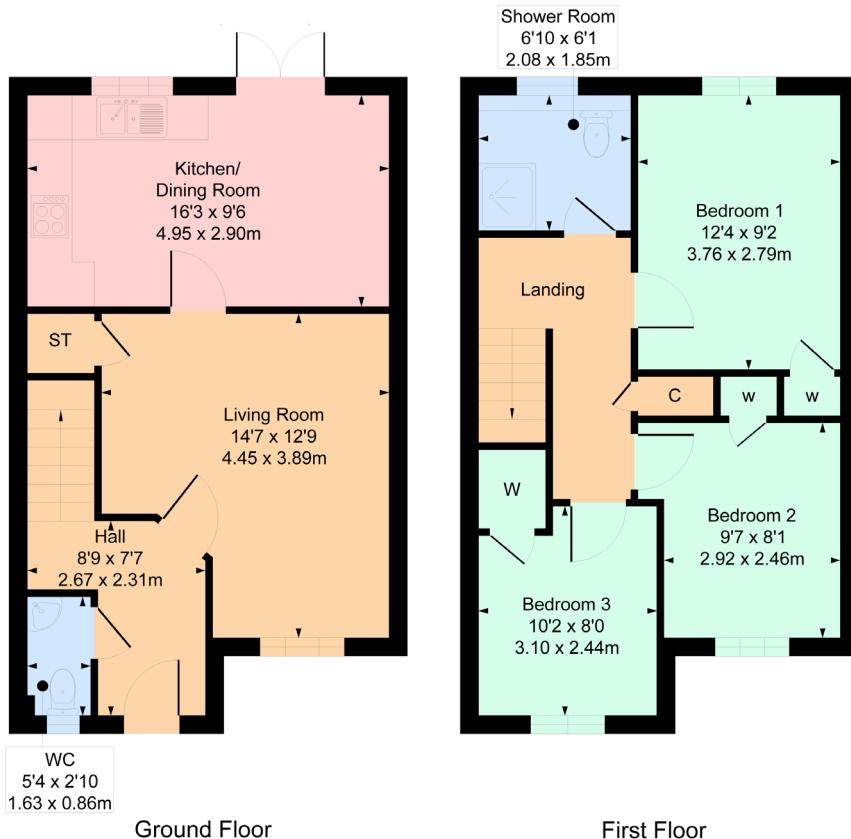


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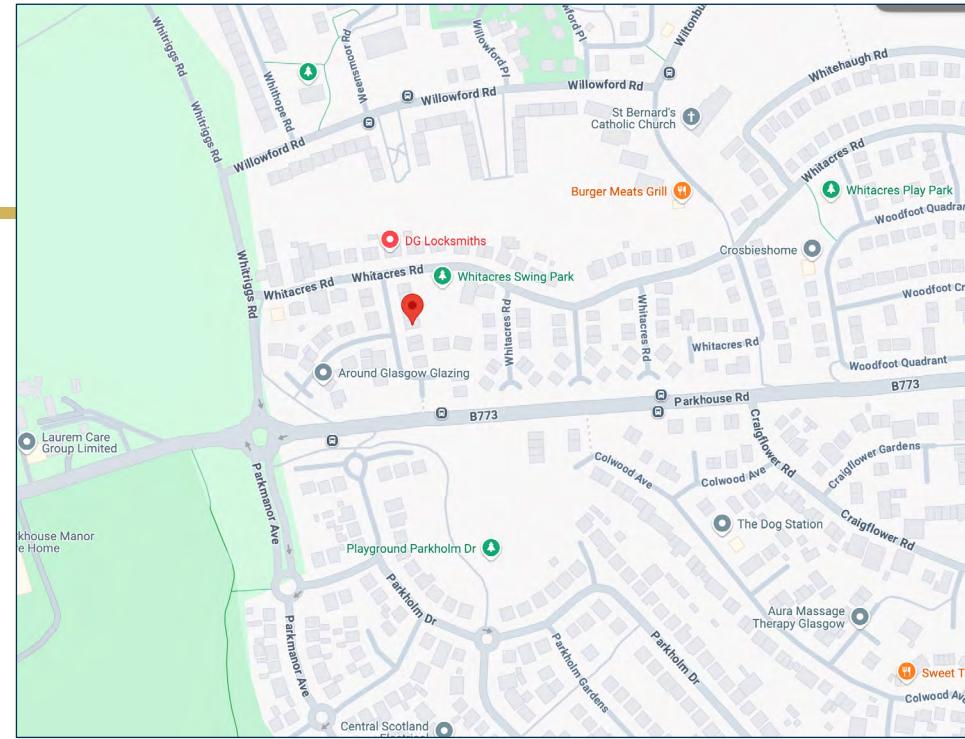
Approximate gross internal area 850 sq ft - 78.96 sq m



#### 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.

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

Glasgow City Council  
Council Tax 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

Glasgow City Council  
City Chambers  
Glasgow  
G2 1DU  
Tel: 0141 287 2000

**Property Reference** 3288

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

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