



**36 Moorburn Avenue, Orchard Park, Giffnock, G46 7AL**

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## Situation

A hugely popular suburb, Orchard Park, is located approximately 7 miles from Glasgow City Centre.

Commuter routes are served by the M77, M8 and Glasgow 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, East Kilbride and the Ayrshire coast.

Giffnock and its neighbouring suburbs of 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, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of Tennis Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

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









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## Property Description

A three bedroom extended semi detached villa requiring cosmetic upgrading, set within close proximity to local amenities, transport links and popular schooling in the surrounding area.

This accommodation comprises:

Ground Floor: Reception hallway with stairwell to upper level Bay window sitting room. which overlooks the front gardens. Family room, dining kitchen with a full range of floor and wall mounted cabinets breakfast bar open plan dining area. Access to rear gardens via patio doors and back door access to side, utility room and shower Room.

First Floor: Double bedroom to front double bedroom to rear with fitted wardrobes and bedroom three and family bathroom floored attic complete the accommodation

The property is further complemented by gas central heating and double glazing. gardens, enclosed rear garden providing privacy. Driveway providing off street parking. Timber Shed.

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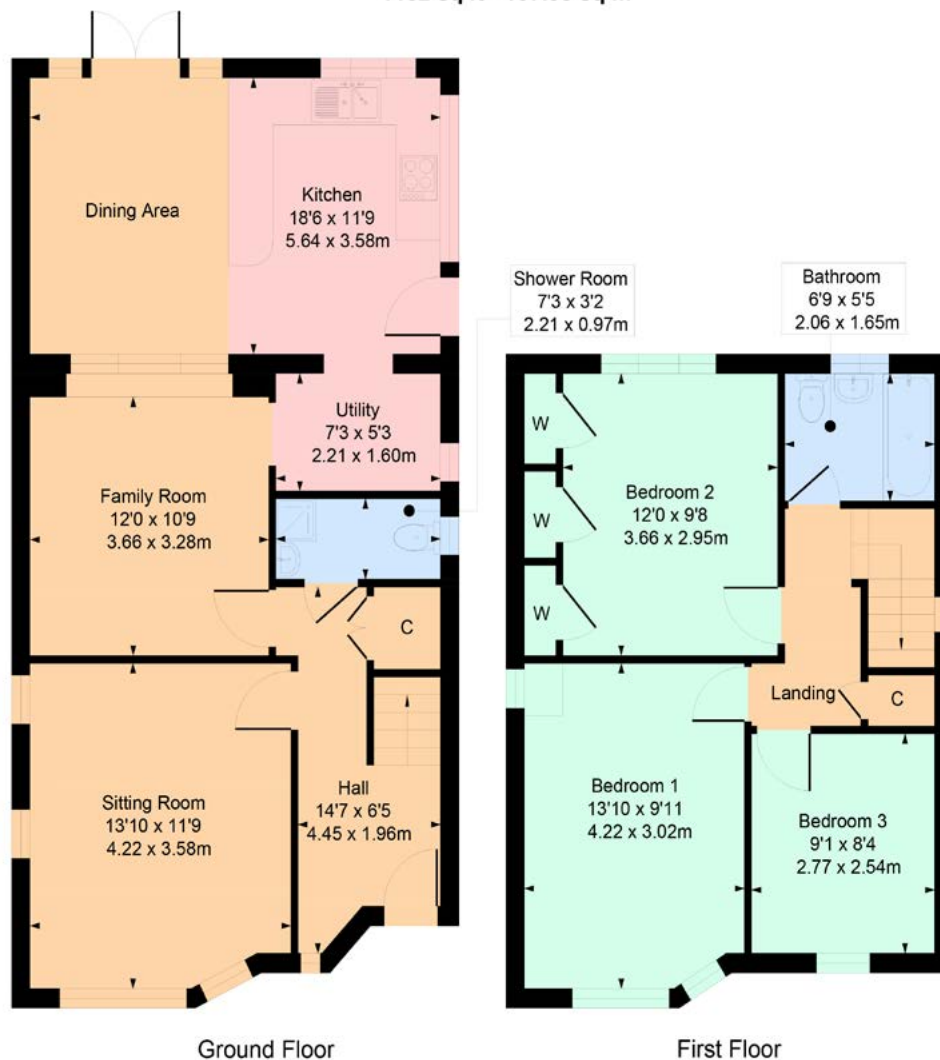




# 36 Moorburn Avenue, Giffnock

Approximate Gross Internal Area

1162 sq ft - 107.95 sq m



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### Viewing

By appointment through  
Nicol Estate Agents  
**Newton Mearns**

### Outgoings

East Renfrewshire Council  
Band E

### Fixtures & 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

TBC

**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.

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