



21 Waulkmill Avenue, Barrhead, G78 1DD

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Barrhead offers a range of local shopping and supermarket facilities, sports and recreational facilities, primary and secondary schooling. There are excellent public transport facilities with train services to Glasgow, Paisley and beyond.

This popular suburb is located approximately 8 miles to the South West of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital and provides an excellent connection to the Central Scotland motorway network and Glasgow Airport, as well as south towards Ayrshire and Prestwick Airport.

The neighbouring districts of Newton Mearns and of Giffnock are acknowledged for the high 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. Waulkmill Avenue is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and Silverburn Shopping Centre.

A wide range of sports and recreational facilities can be found locally to include Barrhead Foundry, Parklands Country Club, David Lloyd Rouken Glen as well as Cathcart and Whitecraigs golf clubs, Whitecraigs Tennis Club and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll and the Dams to Darnley Country Park.







Nicol Estate Agents

Property Description

A well presented three bedroom semi detached villa close to local amenities and services.

The property has been well maintained by the present owners and comprises:

Ground floor: Reception hallway with stairwell to upper level. Generous and bright sitting room. Bedroom three/dining room. Well appointed kitchen fitted with a range of wall mounted and floor standing units and under stair storage. Access to rear garden.

First Floor: Upper landing. Bedroom one to front. Bedroom two to rear. The family bathroom completes the overall accommodation.

The property is further complemented by gas central heating and double glazing.

Private garden grounds.





21 Waulkmill Avenue, Barrhead

Approximate Gross Internal Area
767 sq ft - 71.25 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.



Nicol Estate Agents

Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band B

Fixtures & 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, 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

3535