

12 Muirhill Avenue, Muirend G44 3HP

www.nicolestateagents.co.uk

Nicol Estate Agents



Nicol Estate Agents

Situation

This popular suburb is located approximately 5 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Muirend and its neighbouring suburbs of Clarkston and Giffnock are acknowledged for their 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. This property is conveniently located for Clarkston Road amenities including local shops, supermarket, coffee shops for day to day requirements and nearby Silverburn Shopping Centre.

Sports and recreational facilities can be found locally to include Nuffield Health Gym, Giffnock North Running Club, Newlands Tennis Club, Williamwood and Whitecraigs Golf Clubs and is close to both Rouken-Glen and Pollok Country Park.










Mum





Nicol Estate Agents

Property Description

Seldom available within this sought-after residential location, this well-presented three-bedroom, three-public-room detached bungalow occupies generous corner garden grounds and offers spacious and flexible accommodation over two levels. The property is conveniently positioned for a range of local amenities and transport links within the surrounding area

The accommodation comprises:
Ground Floor: Entrance vestibule leading into a welcoming reception hallway with staircase to the upper accommodation. The spacious bay-windowed sitting room enjoys pleasant aspects over the front gardens, while the generous family room, also overlooking the front, provides an excellent additional living space.

A well-proportioned ground-floor double bedroom benefits from fitted wardrobes. The well-appointed, refitted kitchen is fitted with a range of wall-mounted and floor-standing units, complementary worktop surfaces and a central island incorporating the hob. The kitchen provides access to the large conservatory, creating an excellent additional reception space with direct access to the generous rear garden.

First Floor: The upper landing provides access to the principal bedroom, which benefits from fitted wardrobes and an ensuite bathroom. Bedroom two is another well-proportioned double bedroom. A useful walk-in storage cupboard completes the upper accommodation.

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

A particular feature of this fine home is the generous corner garden grounds, which provide excellent outdoor space and a good degree of privacy. Within the garden is a useful detached outbuilding, currently utilised as a home gym and offering considerable flexibility for a variety of uses, including a home office, studio or hobby room. A driveway provides ample off-street parking and leads to a detached single garage.

















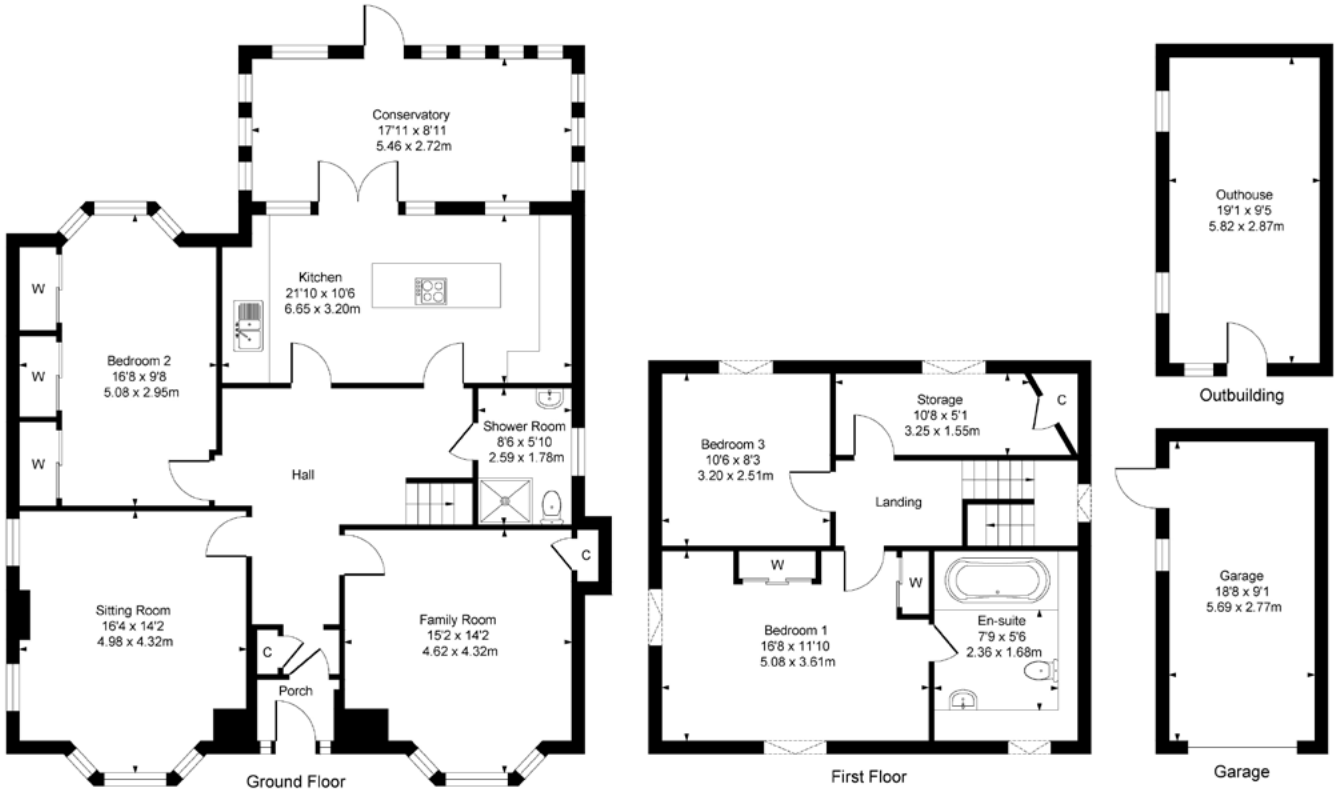






12 Muirhill Avenue, Muirend

Approximate Gross Internal Area
Main House 1934 sq ft - 179.67 sq m
Garage 170 sq ft - 15.79 sq m
Outhouse 180 sq ft - 16.72 sq m
Total 2284 sq ft - 212.18 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
Clarkston

Outgoings
East Renfrewshire Council
Band F

Fixtures & Fittings
Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating
Band D

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

Property Reference
CLA744

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk
1 Helena Place, Busby Road, Clarkston, G76 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk

naea | propertymark PROTECTED
The Property Ombudsman

www.nicolestateagents.co.uk