



**41 Brent Road, Thornliebank, G46 8JG**

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## Situation

Thornliebank and the neighbouring suburbs of 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.

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 & the Glasgow Southern Orbital motorways.

Brent Road is within walking distance to local shops in Thornliebank and is conveniently located for access to The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. Thornliebank Train Station is within walking distance, while Patterton and Whitecraigs Train Stations are within a short drive of this property.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, 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.









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## Property Description

Seldom available, a well presented three bedroom detached villa, located within this popular development, close to local services, schools and amenities.

This home affords accommodation over two levels comprising:

**Ground Floor:** Entrance vestibule. Generous and well presented sitting room, overlooking the front of the property. Open plan dining room. Inner hall with Guest WC and staircase to upper floor. Kitchen with a full complement of floor and wall mounted cabinets. Utility room with door to side of property

**First Floor:** Upper landing with hatch to attic. Bedroom one to rear with fitted wardrobes and ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three with storage cupboard. The house bathroom with storage cupboard completes the accommodation.

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

Well kept gardens, enclosed rear garden providing privacy and shelter, ideal for entertaining.

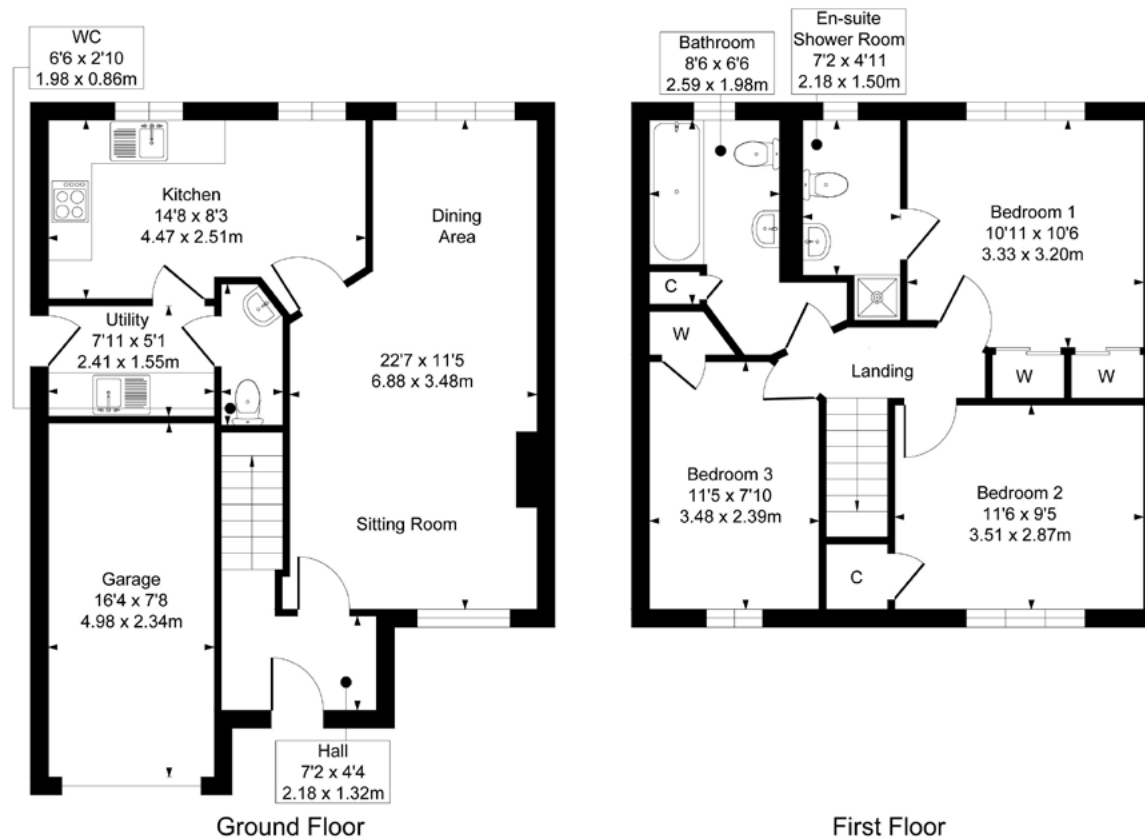
Driveway and integral single garage.

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## 41 Brent Road, Thornliebank

Approximate Gross Internal Area  
Main House 988 sq ft - 91.78 sq m  
Garage 125 sq ft - 11.61 sq m  
Total 1113 sq ft - 103.39 sq m



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### Viewing

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

### Outgoings

Glasgow City 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

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

### Property Reference

3616

**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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