



**88 Eastwoodmains Road, Giffnock G46 6PW**  
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## Situation

Giffnock and the neighbouring suburbs of Newton Mearns and Clarkston 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.

The property is within walking distance of local shops and restaurants at Clarkston Toll and Giffnock Village and is conveniently located for access to Morrisons and Sainsburys on Fenwick Road, The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches, café and a boating pond. The property is within walking distance to Williamwood, Clarkston and Giffnock Train Stations.

This popular and leafy suburb is located approximately 8 miles to the South of Glasgow's City Centre and is well placed for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

A wide range of sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock health clubs, as well as Cathcart, Williamwood and Whitecraigs Golf Clubs, Giffnock and Clarkston Tennis Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, this property sits within the catchment area for the highly reputable Primary and Secondary Schools including St Ninians High School.









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## Property Description

Seldom available, a well presented and upgraded three bedroom mid terraced villa, located in one of Glasgow's most coveted residential neighbourhoods, close to popular top performing East Renfrewshire schools, Rouken Glen Park and Williamwood Train Station.

The property affords flexible accommodation formed over two levels, well designed for family living.

At present the complete accommodation extends to:

**Ground Floor:** Welcoming reception hallway. Bright and spacious bay window sitting room. Generous family/dining room. Well appointed refitted kitchen, fitted with a range of floor and wall mounted cabinets and complementary worktops.

**First Floor:** Bright upper landing, affording access to all three bedrooms. Bay window bedroom one. Bedroom two and bedroom three. The refitted house bathroom completes the accommodation.

The property is complemented by well kept gardens. Terrace to the rear, ideal for entertaining.

Attic providing great storage and further development potential, subject to the relevant consents.

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

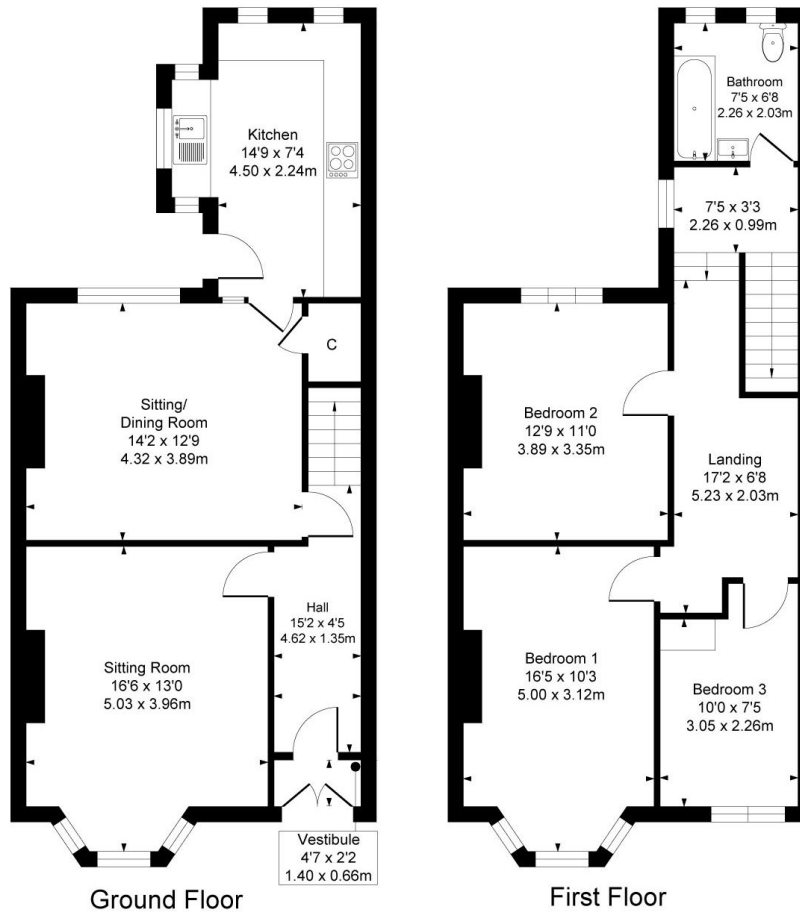
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**88 Eastwoodmains Road, Giffnock**  
**Approximate Gross Internal Area**  
**1233 sq ft - 114.54 sq m**



**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.



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**Viewing**

By appointment through  
 Nicol Estate Agents  
**Clarkston**

**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**

CLA 682