



3 Burnfield Road, Giffnock G46 7QA

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Situation

Giffnock is acknowledged for its 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 popular and leafy 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 & Glasgow Southern Orbital.

The property is located in close proximity to Giffnock Village local shops and restaurants and is conveniently located to for access to Morrisons and Sainsburys on Fenwick Road, The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. The property is within walking distance to Giffnock Train Station.

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.

A wide range of sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Pure Gym and Nuffield Giffnock health clubs, 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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Seldom available and ideally located, semi detached bungalow, close to local shops, transport links and amenities.

The complete accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway. Bay window sitting room/third bedroom. Living room is situated to the rear of the property with french doors to garden. Dining kitchen is fitted with a range of wall mounted and floor standing units with access to rear garden. Double bedroom to front. Double bedroom to rear. House family bathroom completes the lower level.

Attic Floor: Large floored attic room with Velux window.

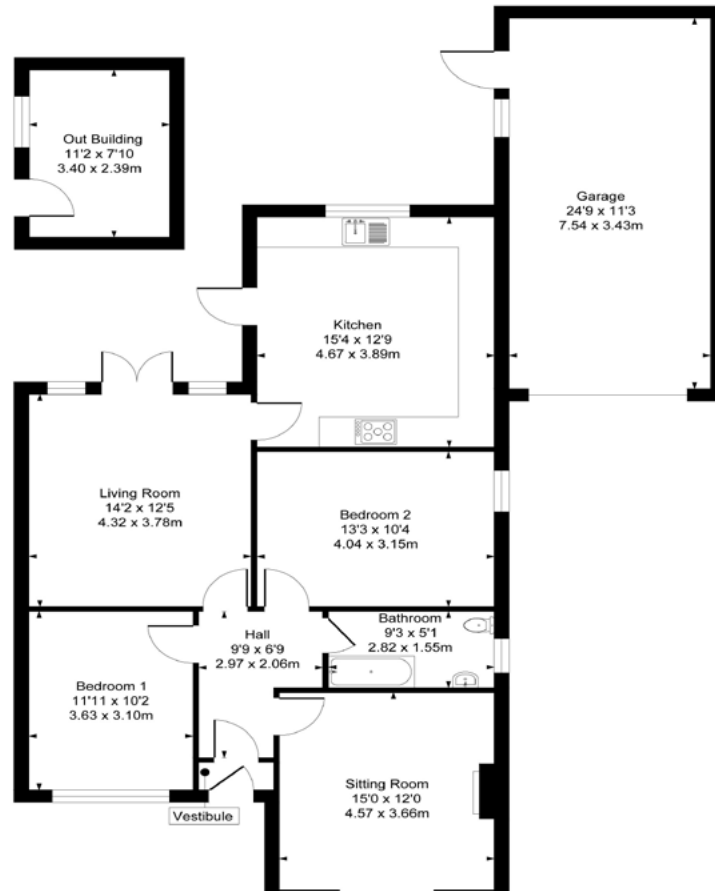
Well maintained garden grounds to the front and rear, with a southerly aspect to the rear garden, ideal for outdoor entertaining. Driveway provides off street parking and leads to a detached single garage. E V Charging point. Outbuilding located to the rear. The property further benefits from gas central heating and double glazing.





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Approximate Gross Internal Area
Main House 933 sq ft - 86.67 sq m
Outbuilding 87 sq ft - 8.08 sq m
Garage 278 sq ft - 25.82 sq m
Total 1299 sq ft - 120.68 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 D

Services

The property is supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

CLA705

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