



39 Cunningham Drive, Giffnock G46 6EW

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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.

The property is within walking distance of Giffnock Village local shops and restaurants and is conveniently located for access to Morrison's 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.

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.

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, 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

A well presented and extended two bedroom mid terrace villa close to local amenities, popular East Renfrewshire Schools and transport links.

At present the accommodation comprises:

Ground Floor: Reception hallway with staircase to upper level. Bright sitting room with large window overlooking the front gardens. Dining room, connecting to the kitchen. Well appointed refitted kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Door to garage.

First Floor: Upper landing. Bedroom one sits to the front. Storage cupboard with staircase to attic. Bedroom two, to rear, with fitted wardrobe and storage cupboard. The attractively refitted bathroom, with shower over bath, completes the accommodation.

Attic: Attic storage room, with storage cupboard and access to eaves.

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

Well kept garden grounds. Garage located to rear.

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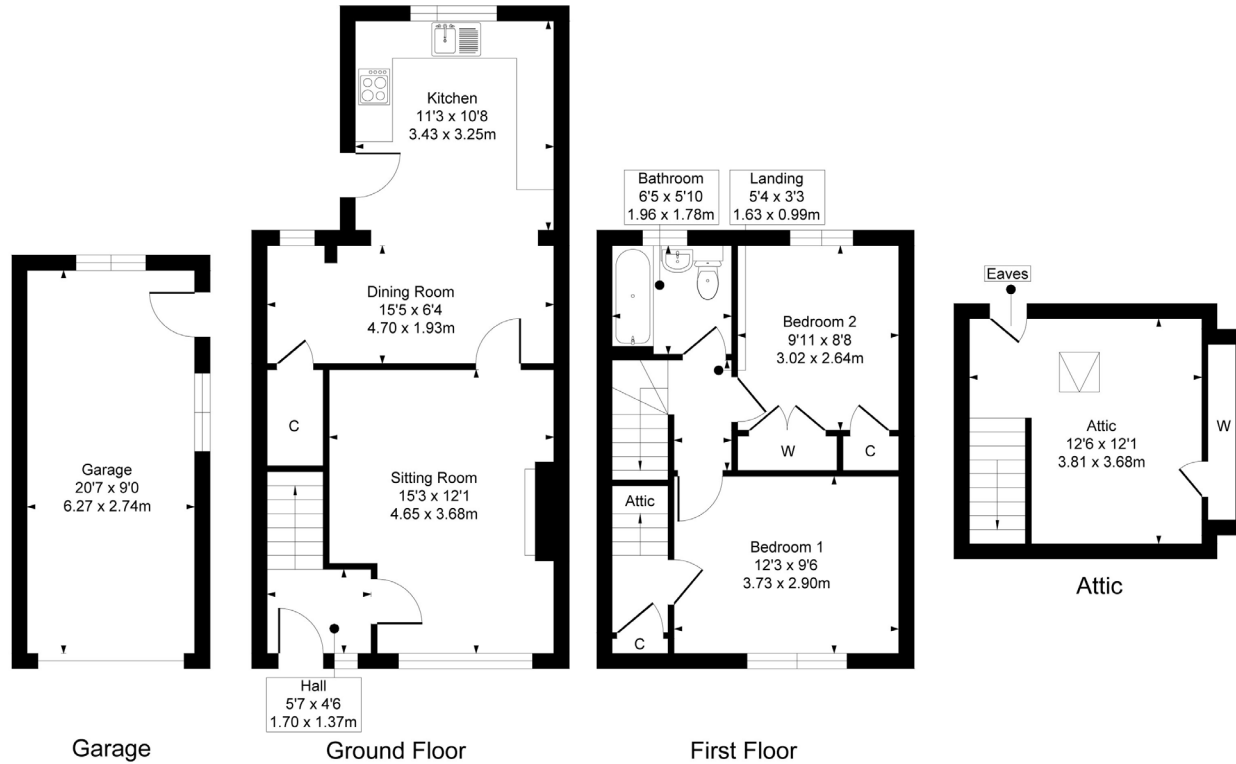
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Approximate Gross Internal Area

Main House 973 sq ft - 90.39 sq m

Garage 185 sq ft - 17.18 sq m

Total 1158 sq ft - 107.57 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

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Clarkston

Outgoings

East Renfrewshire Council

Band D

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 684

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