



35 Merryvale Avenue, Giffnock G46 6DH

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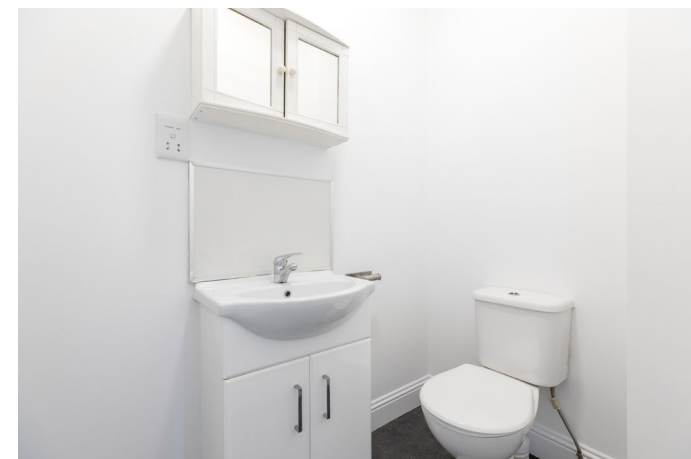
Situation

Giffnock is recognised for its high standard of local amenities and selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. It is particularly popular for its highly successful schools, both primary and secondary.

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 close to Merrylee Shops, Giffnock Village local shops and restaurants and is convenient for Morrisons on Fenwick Road, Sainsburys at Muirend, and The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. The property is within walking distance of Muirend and Giffnock Train Stations.

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, boating pond and Rouken Glen Garden Centre.

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













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Property Description

A spacious and well presented semi-detached bungalow, offering accommodation over two levels, which is complemented by a generously sized rear garden. The cellar offers potential for additional accommodation, subject to planning permissions and the rear of the property provides spectacular views over the city of Glasgow to the Campsie Fells and Old Kilpatrick Hills.

The complete accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway. Bay window sitting room. Dining kitchen, fitted with a range of wall mounted and floor standing units with access to rear garden. Double bedroom to front. Bedroom to rear and guest WC.

First Floor: Two bedrooms and a three piece house bathroom, completes the accommodation.

The property further benefits from gas central heating and double glazing.

To the rear, the substantial garden offers excellent outdoor space for dining, gardening and enjoying the warmer months, while also providing potential for further landscaping or outdoor improvements.

Driveway provides off street parking and leads to a single sized garage.



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

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 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

3663

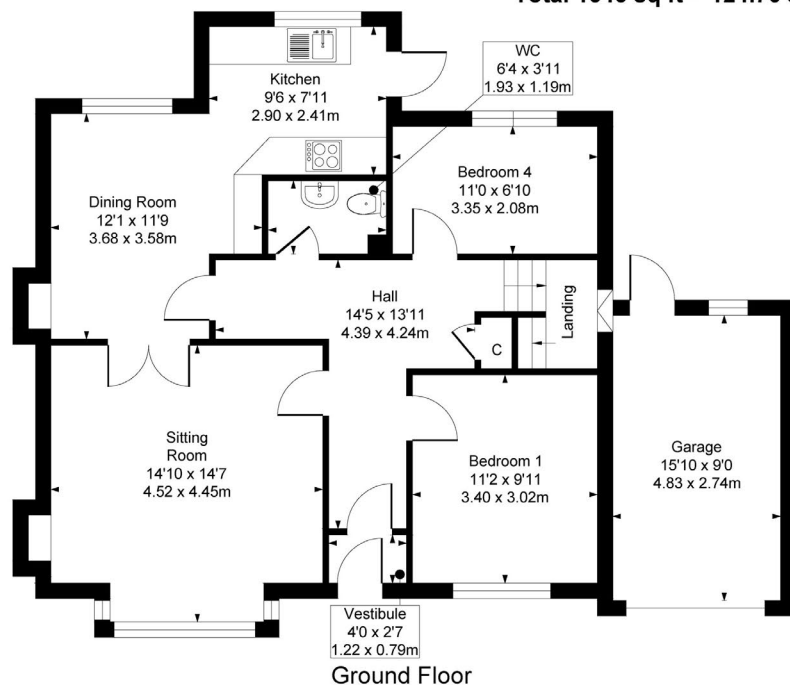
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Approximate Gross Internal Area

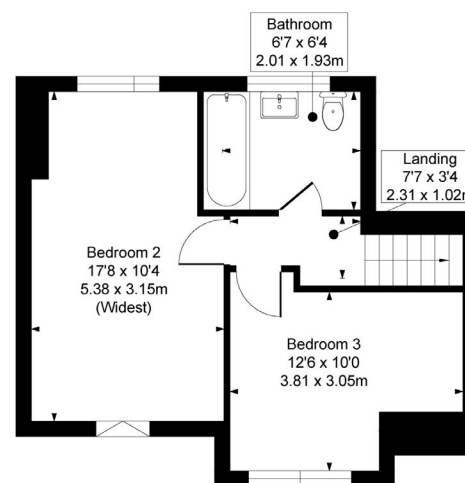
Main House 1200 sq ft - 111.48 sq m

Garage 143 sq ft - 13.28 sq m

Total 1343 sq ft - 124.76 sq m



Ground Floor



First Floor

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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