



3 Keith Avenue, Giffnock

www.nicolestateagents.co.uk



Nicol Estate Agents





Nicol Estate Agents

Situation

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 Motorways.

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.

Keith Avenue, located just off Church Road and Forres Avenue, is within walking distance of Giffnock Village local shops and restaurants and is conveniently located for access to Morrisons and Sainsburys on Fenwick Road. The Avenue Shopping Centre, Greenlaw Village Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants and Silverburn Shopping Centre are only a short drive away.

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 Giffnock Train Station.

A wide range of sports and recreational facilities can be found locally to include Pure Gym Giffnock, David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock Health Clubs, as well as 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.

In addition, this property sits within the catchment area for the highly reputable Primary and Secondary Schools, Including St Ninian's and Woodfarm High Schools.







Nicol Estate Agents

Property Description

Seldom available, a well presented and upgraded three-bedroom, two public room semi-detached villa, set within one of Glasgow's most sought-after residential neighbourhoods and enjoying far-reaching, tree-lined views towards Glasgow City Centre and the hills beyond.

Ideally positioned for a wide range of local amenities, excellent transport links and highly regarded East Renfrewshire schooling, this attractive family home has been upgraded and benefits from a replacement roof, gutters and fascias. The accommodation comprises:

Ground Floor: Entrance vestibule leading to a welcoming and spacious reception hallway with useful storage and staircase to the upper floor. To the front is a generous sitting room, featuring an attractive fireplace with stove, creating an appealing focal point. To the rear, the versatile family/dining room enjoys pleasant aspects over the private, southerly facing rear garden. The modern kitchen is well appointed with a range of wall mounted and floor standing units, complemented by worktop surfaces, with a door providing direct access to the rear garden.

First Floor: Upper landing with storage affording access to three well-proportioned bedrooms. The principal bedroom is positioned to the front and enjoys far-reaching, tree-lined views towards Glasgow City Centre and the hills beyond. Bedroom two enjoys a peaceful outlook over the rear garden, while bedroom three provides flexible accommodation and also commands impressive, elevated views to the front. An attractive house bathroom, fitted with a three-piece suite and shower over the bath, completes the first-floor accommodation.

Attic: A substantial attic space provides excellent additional storage.

The property is further complemented by gas central heating with a replacement boiler and double glazing. A private driveway provides off-street parking and leads to a detached garage, while an EV charging point provides additional convenience.

Externally, the well-maintained private garden grounds are a particular feature of the property, incorporating a pleasing combination of hard and soft landscaping. The enclosed rear garden enjoys a desirable southerly orientation, providing an attractive setting for outdoor entertaining and family enjoyment.

www.nicolestateagents.co.uk



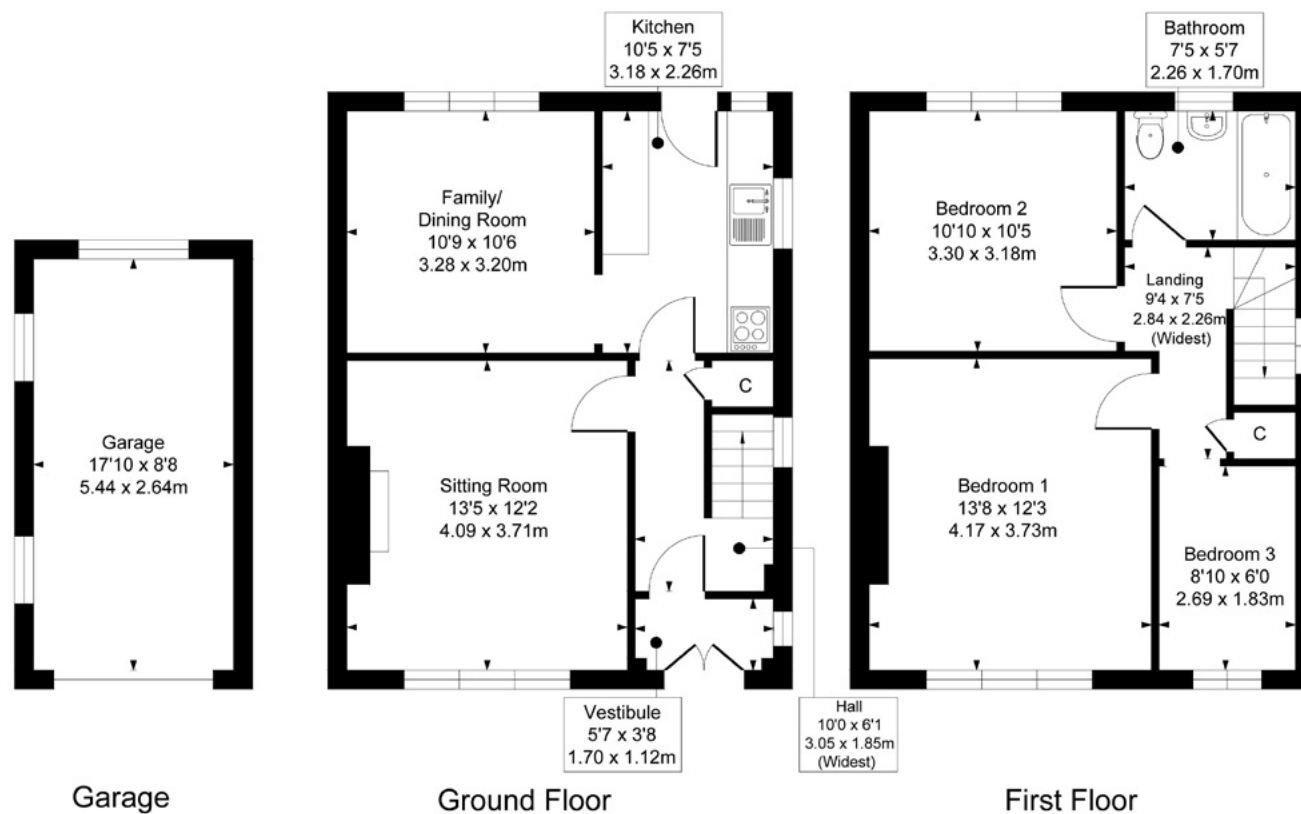
3 Keith Avenue, Giffnock

Approximate Gross Internal Area

Main House 897 sq ft - 83.33 sq m

Garage 155 sq ft - 14.39 sq m

Total 1052 sq ft - 97.72 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.



Nicol Estate Agents

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,
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

3679

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G76 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



www.nicolestateagents.co.uk