



6 Sandstone Crescent, Thornliebank, G46 7RF

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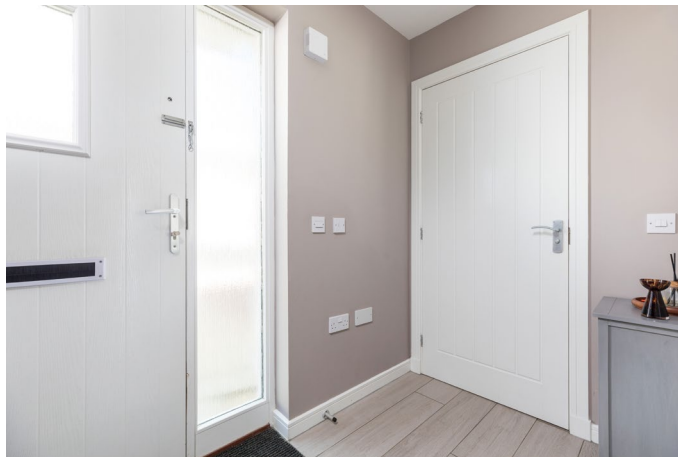
Situation

Thornliebank and the neighbouring suburbs of Giffnock and Newton Mearns are acknowledged for their standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

This popular 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 & the Glasgow Southern Orbital motorways.

Sandstone Crescent is within walking distance to local shops in Thornliebank and is conveniently located for access to The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. Thornliebank Train Station is within walking distance, while Patterson and Whitecraigs Train Stations are within a short drive of this property.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, 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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This beautifully presented and upgraded three-bedroom mid-terraced villa offers contemporary, virtually new-build accommodation within a popular Bellway development, conveniently positioned for a wide range of local amenities and excellent transport links.

Thoughtfully enhanced and meticulously maintained by the current owners, the property combines the comfort and efficiency of a modern home with stylish, well-proportioned accommodation arranged over two levels, ideally suited to modern family living.

The accommodation comprises:

Ground Floor: A welcoming reception hallway provides access to a guest WC and staircase leading to the upper floor. The bright and spacious sitting room enjoys pleasant aspects over the rear garden, with French doors opening directly onto the enclosed, southerly facing garden and terrace. A useful understairs cupboard provides additional storage. The sitting room flows seamlessly into the upgraded open-plan dining kitchen, which is fitted with a contemporary range of wall-mounted and floor-standing units, integrated appliances and complementary worktop surfaces, creating an attractive and sociable space for everyday living and entertaining.

First Floor: The upper landing provides additional storage and access to three well-proportioned bedrooms. Bedroom one is a generous double bedroom overlooking the rear garden, while bedroom two, also of double proportions, is positioned to the front. Bedroom one and bedroom two have fitted wardrobes. Bedroom three is currently utilised as a home office, offering flexibility for those working from home or as a nursery or child's bedroom. A stylish and well-appointed family bathroom completes the accommodation.

The property is further complemented by gas central heating, double glazing and solar panels, contributing towards improved energy efficiency and reduced running costs.

Externally, the property is set within well-maintained landscaped gardens. The enclosed, southerly facing rear garden is designed for ease of maintenance, with an artificial lawn and paved terrace providing an ideal setting for outdoor entertaining and relaxation.

A private driveway provides convenient off-street parking.

For additional peace of mind, the property also benefits from the remaining balance of the NHBC warranty.

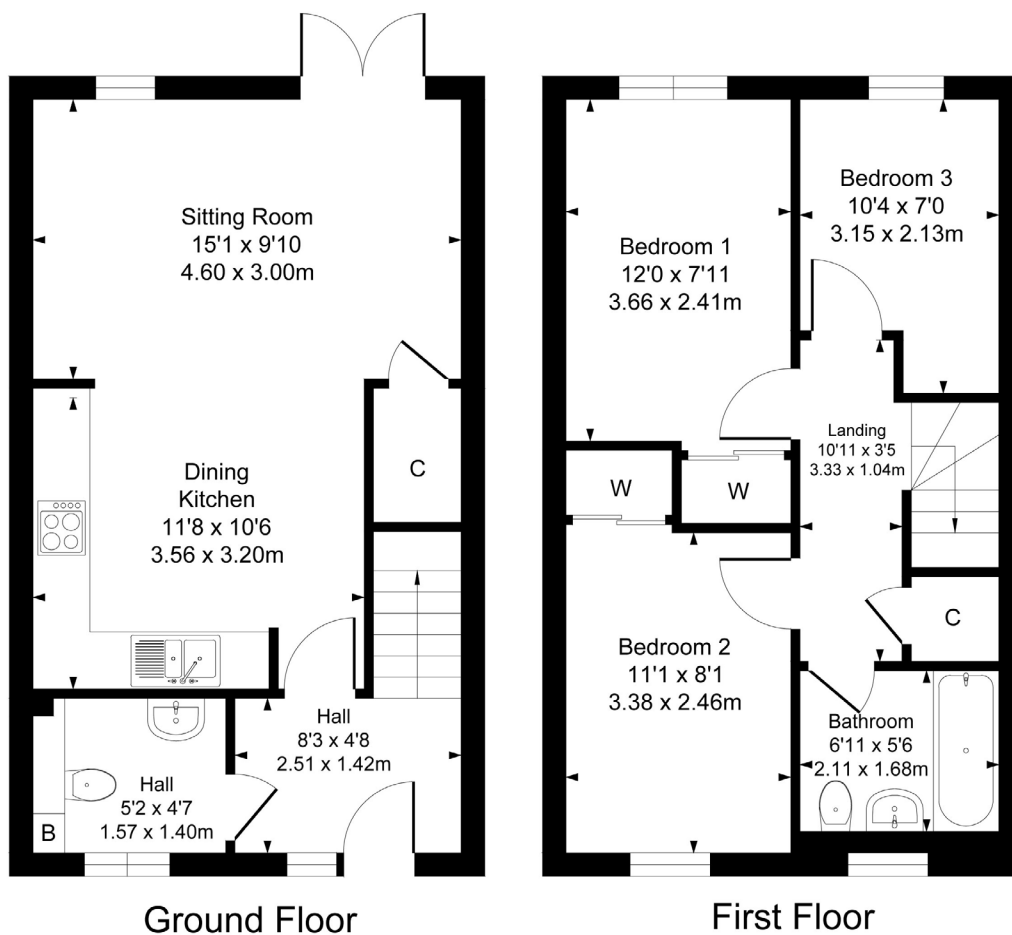






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Approximate Gross Internal Area
664 sq ft - 61.68 sq m



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
Newton Mearns

Outgoings

Glasgow City 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, electricity and drainage. Gas central heating

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU
Tel: 0141 287 2000

Property Reference

3308

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