

7 Bruntsfield Gardens, Darnley, G53 7QJ

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Situation

Darnley is a popular and well-established residential suburb, located approximately 8 miles southwest of Glasgow City Centre, offering an excellent balance of suburban living, convenient amenities and access to attractive surrounding countryside.

The area is particularly well positioned for commuters, with easy access to the M77 and M8 motorways and the Glasgow Southern Orbital, providing excellent connections to Glasgow City Centre, Glasgow Airport and the wider Central Scotland motorway network. Regular bus services and nearby railway stations provide additional public transport links.

Bruntfield Gardens is conveniently located for a wide range of shopping and everyday amenities, including Sainsbury's in Darnley, Silverburn Shopping Centre, The Avenue in Newton Mearns and Waitrose at Greenlaw Village Retail Park. The neighbouring suburbs of Barrhead, Thornliebank and Newton Mearns offer an extensive selection of local shops, supermarkets, cafés, restaurants, healthcare facilities and other essential services.

A particular attraction of the area is Dams to Darnley Country Park, an extensive area of natural countryside offering scenic walking and cycling routes, woodland trails, reservoirs and open green spaces, providing a wonderful setting for outdoor recreation and family enjoyment.

Further sports and recreational facilities are readily accessible, including Parklands Country Club, David Lloyd Rouken Glen and Cathcart, Williamwood and Whitecraigs Golf Clubs. Rouken Glen Park, with its picturesque grounds and leisure facilities, and Eastwood Park Theatre provide additional opportunities for recreation and entertainment.















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Property Description

A well presented and upgraded two-bedroom end terrace villa, set within generous garden grounds with a desirable south westerly facing rear garden. Conveniently positioned close to local amenities and transport links, this appealing home also benefits from a substantial driveway providing ample off-street parking.

Well maintained and thoughtfully upgraded by the current owners, the property offers bright, comfortable accommodation arranged over two levels, ideally suited to a variety of purchasers.

The accommodation comprises:

Ground Floor: An entrance hall leads to a bright and spacious sitting room, with a staircase rising to the upper floor. The well-appointed, refitted kitchen features a range of wall-mounted and floor-standing units, complemented by generous worktop surfaces, with a door providing direct access to the rear garden.

First Floor: An upper landing with useful storage provides access to two bedrooms, with the principal bedroom, one benefiting from fitted wardrobes. A stylishly refitted shower room completes the accommodation.

The property is further complemented by gas central heating, incorporating a replacement boiler, and double glazing. An extensive driveway to the side provides off-street parking for several vehicles.

A particular highlight of this delightful home is the generous, well-tended garden grounds. The enclosed rear garden enjoys a desirable south westerly orientation, providing an attractive setting for outdoor entertaining, relaxation and family enjoyment.

The extensive grounds also offer excellent potential for further development or extension, subject to obtaining the necessary consents.



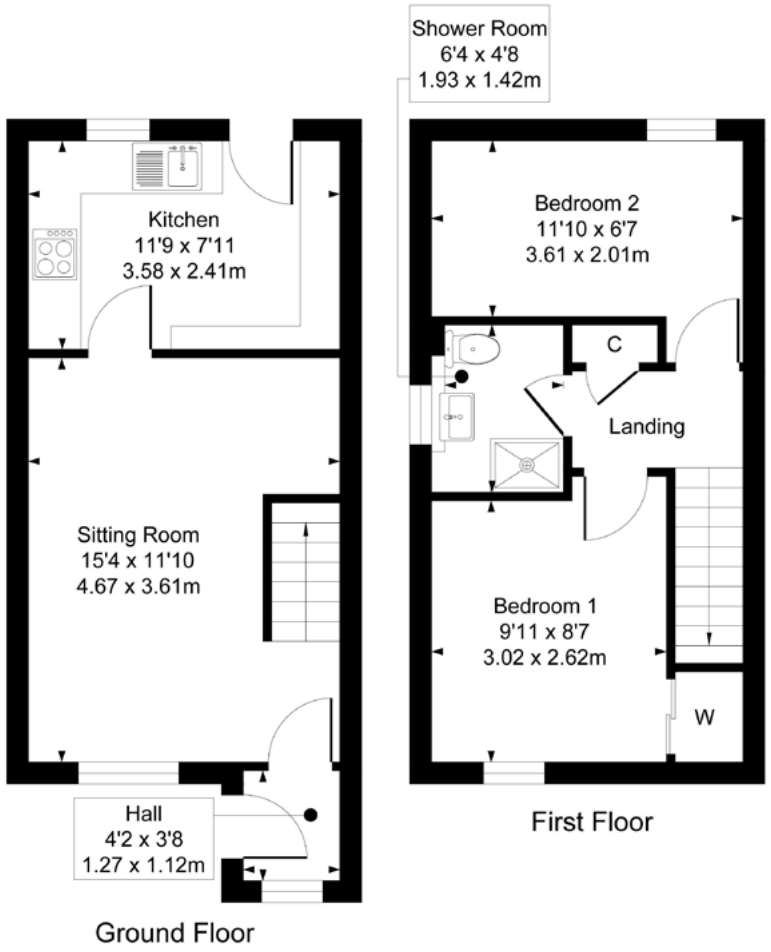






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Approximate Gross Internal Area
576 sq ft - 53.51 sq m



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 C

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

Property Reference
3703

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