

35 Loganswell Drive, Deaconsbank G46 8QL

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Situation

This popular suburb is approximately 9 miles from Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital motorways, which also provide around a 30 minute journey times to both Glasgow and Prestwick International Airports. Patterton Train Station is a short distance away.

The surrounding neighbourhoods 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. Invergarry Avenue is conveniently located for access to The Avenue Shopping Centre and Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.
Local sports and recreational facilities include David

\Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. 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 and a boating pond.















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Property Description

A two bedroom semi detached villa with integrated garage, set within this popular development, close to local amenities and services.

The accommodation comprises:

Ground Floor: Reception hall with stairwell to upper level. Bright and spacious sitting room with under stair storage. The sitting room is on an open plan to the dining room/kitchen. Well appointed kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces. French doors open to rear garden.

First Floor: Upper landing with storage cupboard. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Bathroom with three piece suite completes the upper level.

The property is further complemented by gas central heating and double glazing. Enclosed rear garden ideal for entertaining. A mono block driveway provides off street parking to the front of the property, leading to a single integrated garage.





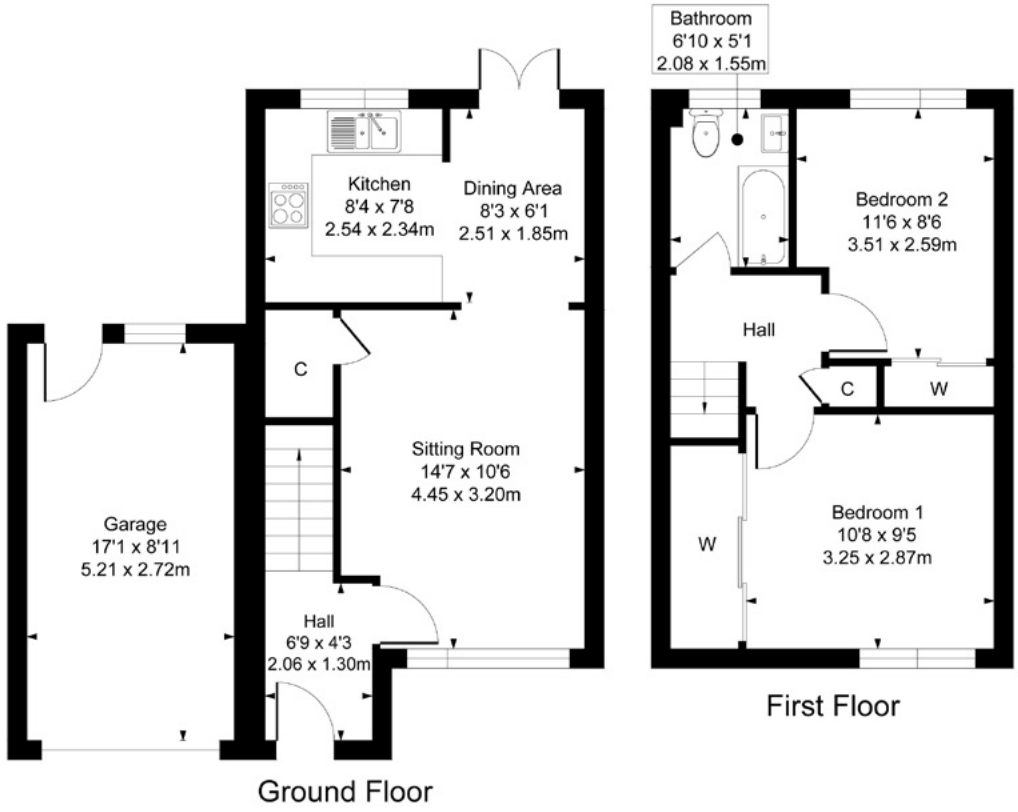






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Approximate Gross Internal Area
Main House 661 sq ft - 61.40 sq m
Garage 152 sq ft - 14.12 sq m
Total 813 sq ft - 75.52 sq m



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 B

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, gas and drainage. Gas central heating.

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

Property Reference
3707

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