





Viewing

By appointment please through
Clyde Property Clarkston

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we're available till 8pm every day

EER Rating Band D

Property Ref NZ1141

A modern four bedroom detached villa with sizeable rear garden, situated towards the end of a small and peaceful cul-de-sac. This impressive detached home of seven principal apartments enjoys one of the finer and more peaceful positions within the popular Thistlebank development by Bryant Homes (1999). Located off Stewarton Road, the development is situated opposite Rouken Glen Golf Club and Rouken Glen Park offering a network of walking/cycle paths, recently renovated children's play park, pond and cafe and the close proximity to Newton Mearns ensures a wider range of services easily available including the Avenue and Greenlaw village shopping centres, renowned primary and secondary schooling. Nearby train links are available at Patterton, Thornliebank and Giffnock stations along with nearby links to the M77 motorway.

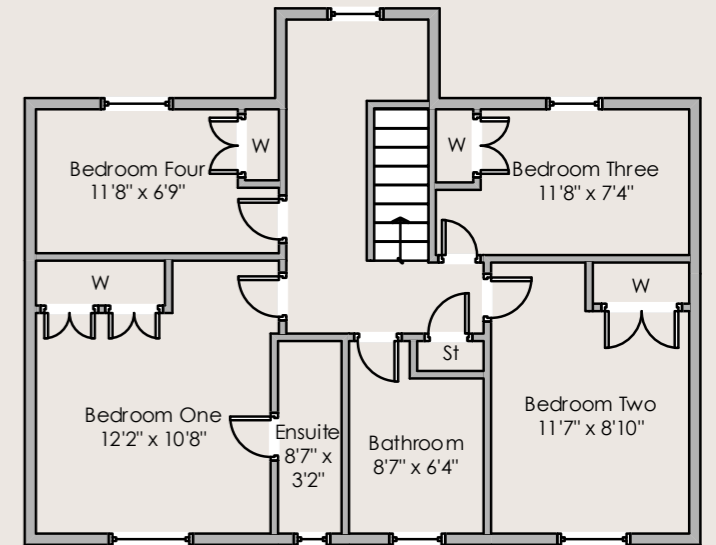
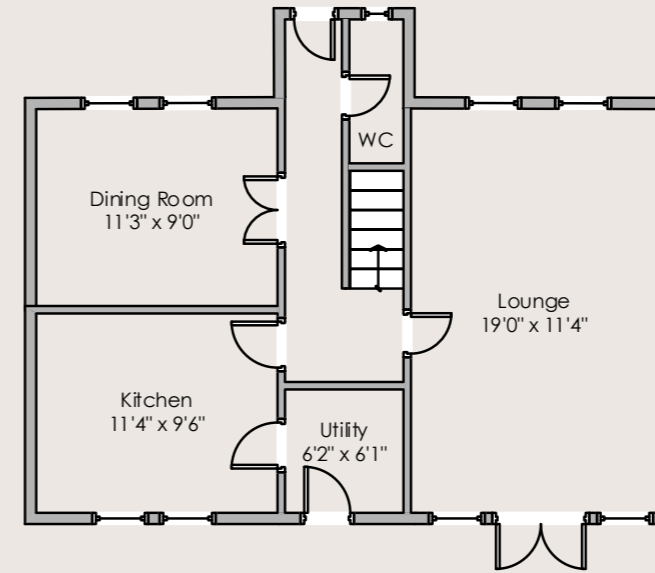
A monoblock driveway provides parking for several vehicles and leads to the double garage with power and lighting. There is a smaller lawned front garden and the enclosed rear garden offers a

generous lawned garden with a slabbed patio and bordering timber fencing and is accessed via a side gate, French doors from the lounge or via the utility room.

On entering, you are greeted by a lengthy entrance hall off which, is the lounge with focal point fireplace and gas fire and the aforementioned French doors to the garden. A sitting/dining room is accessed via French doors from the hall and the kitchen offers cream shaker style units with under unit lighting, integrated oven, grill and gas hob and access to an adjoining utility room which in turn, opens to the garden. A WC completes the ground floor and stairs lead to a galleried landing off which, are four bedrooms with fitted wardrobes, the master with adjoining en-suite with mains shower, and there is a family bathroom with terracotta coloured floor tiles. There are several storage cupboards, attic space and the home is tastefully decorated throughout. Double glazing is installed, there is a gas fired central heating system and an alarm.







PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material





2 Deaconsbank Gardens, Deaconsbank G46 7UP



From Clyde's office at Clarkston Toll, proceed north bound along Eastwoodmains Road/A727 continuing straight on at the Eastwood toll roundabout and turn left at the Spiersbridge roundabout, into Stewart Road. Pass over the brow of the hill and take the third turning on your right, opposite Rouken Glen Golf Centre, into Deaconsbank Avenue. Deaconsbank Gardens is first on your right and the property lies on your right hand side.



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