



4 Homeglen House, 39 Maryville Avenue, Giffnock

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Situation

Giffnock is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Homeglen House is conveniently located for access to Lidl, Morrison's and Sainsbury's on Fenwick Road as well as The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park.

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 & Glasgow Southern Orbital. Giffnock is considered one of the primary residential suburbs on the south side of Glasgow. The Sunday Times newspaper has voted Giffnock in the top 100 places to live within the UK.





Description

A well presented and well maintained lower ground floor retirement flat enjoying aspects over the residents' gardens, set within a much admired and most convenient modern McCarthy & Stone development, located just a short walk from public transport, local shops, post office and health surgeries.

When entering the apartment block is a well maintained residents' lounge. There is elevator access to all floors and all apartments are accessed via broad well-kept and illuminated hallways.

The apartment affords a reception hall. Bright combined sitting/dining room which provides access to the residents' gardens with a private terrace for this flat. Well appointed separate kitchen with a range of floor and wall mounted cabinets and integrated appliances. Double bedroom with fitted wardrobes. Bathroom with three piece suite. There is a house manager service and emergency pull cords throughout the apartment providing residents' with support.

The property is further complemented by double glazing, electric storage heating, secure entry system, and well maintained landscaped communal garden grounds with social seating areas. Private residents' parking facilities are offered.

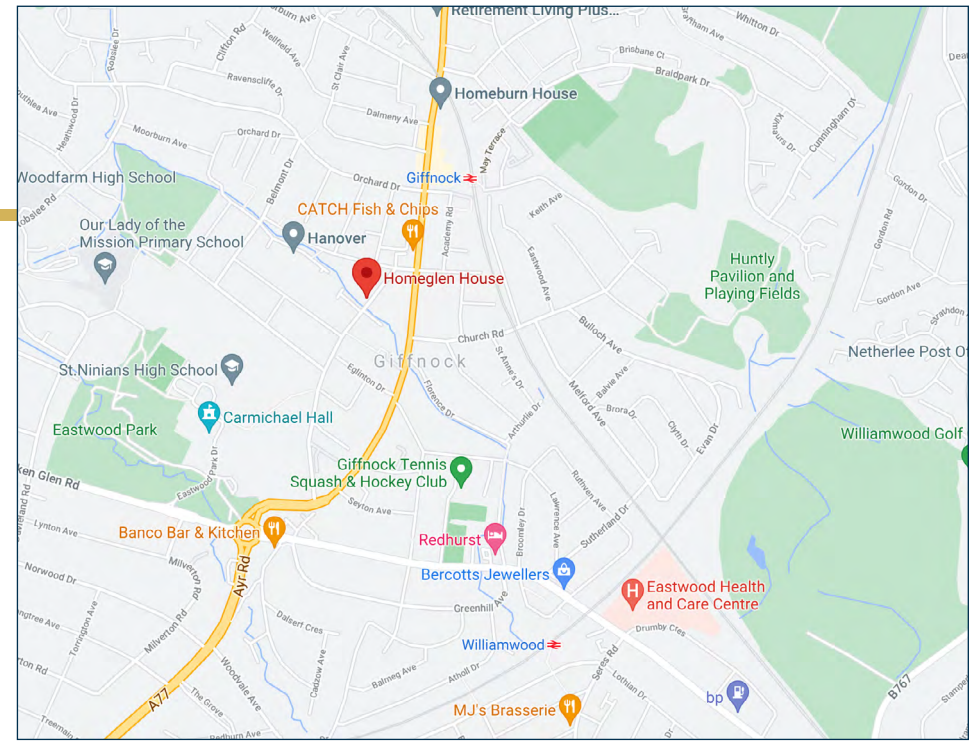
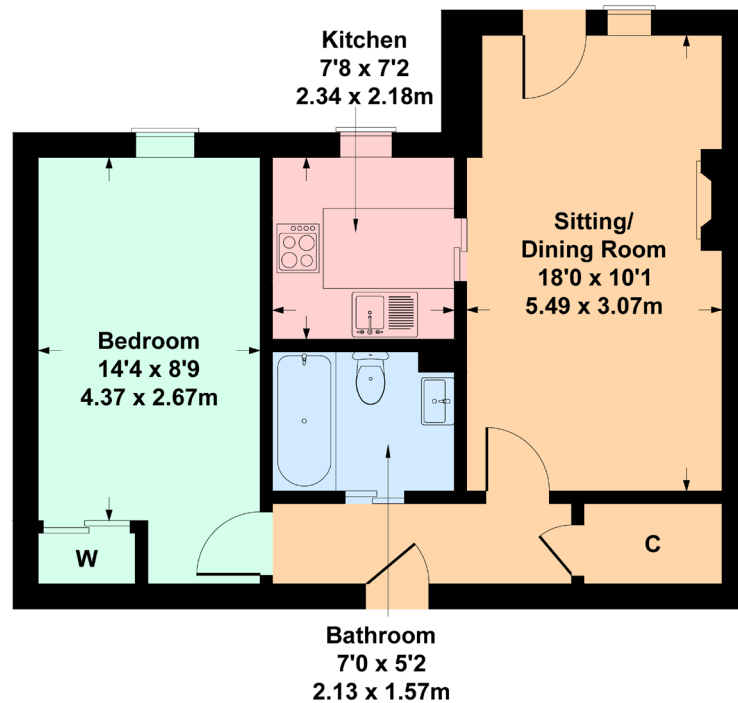


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Approximate gross internal area 503 sq ft - 47 sq m



Viewing

By appointment through
Nicol Estate Agents
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Band C

Fixtures and 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 and electricity. Electric storage heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park, Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

CLA322

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. produced by Potterplans Ltd. 2021

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

1 Helena Place, Clarkston G76 7RB

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