



6 Canberra Court, Braidpark Drive, Giffnock

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## Nicol Estate Agents

### Situation

Giffnock is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

The property is within walking distance of Giffnock Village local shops and restaurants and is conveniently located for access to Morrison's and Sainsburys on Fenwick Road, The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. 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, café and a boating pond.

This popular and leafy 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.

A wide range of sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock Health Clubs, 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.









## Description

A well presented main door two bedroom upper floor apartment set within this continually sought after development by Dickie Homes, set with attractive landscaped resident's gardens, close to the centre of Giffnock.

The apartment has recently been upgraded by the present owners offers flexible accommodation comprising:

Entered via a main door with staircase to upper accommodation. Reception hallway with good storage. Bright and spacious bay window sitting room. Well appointed refitted dining kitchen with a full complement of wall mounted and floor standing units. Two bedrooms, both with fitted wardrobes and are of double proportions. The shower room, recently replaced with three piece suite, completes the accommodation.

The property is further complemented by updated electric central heating, double glazed windows, loft storage and a security entrance system. Well kept communal gardens. Allocated residents parking space and additional lock-up single garage.







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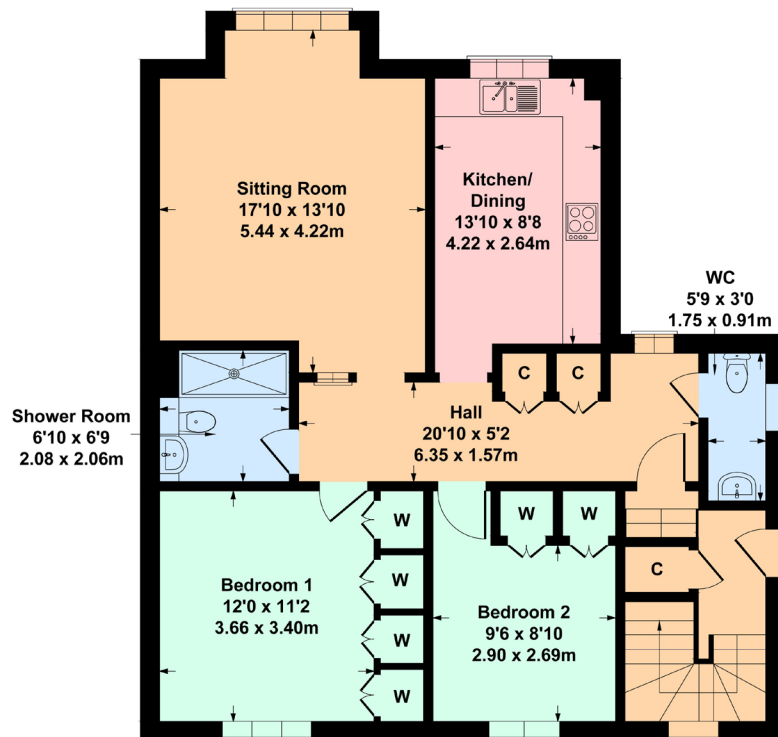


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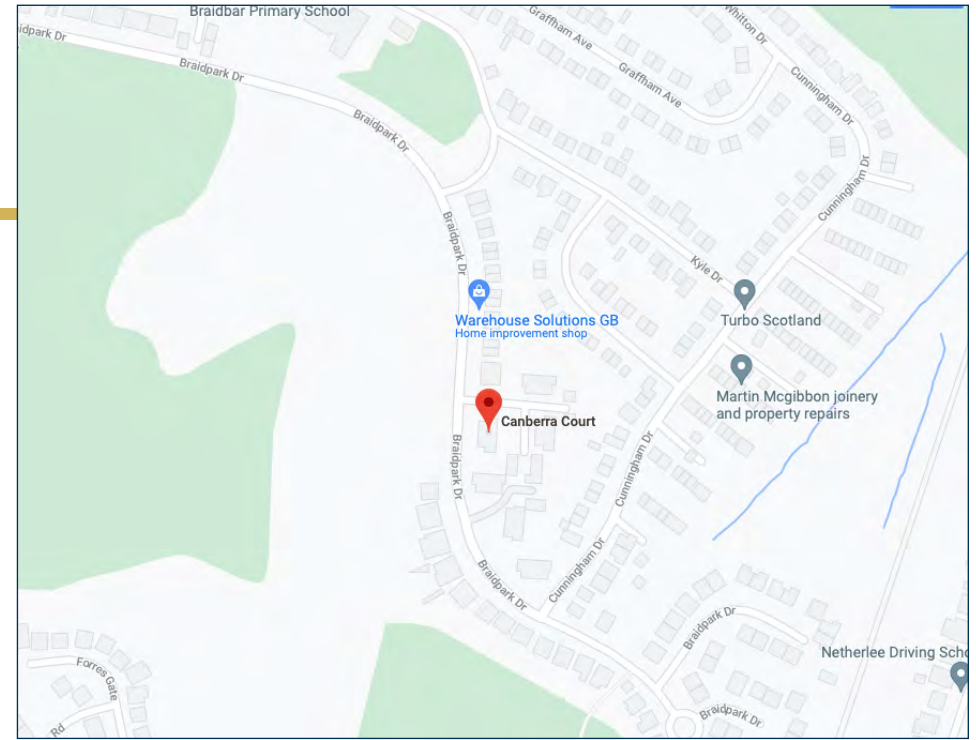
## 6 Canberra Court, Braidpark Drive, Giffnock, G46 6NS

Approximate gross internal area 953 sq ft - 89 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



### Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road  
Newton Mearns, Glasgow G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

### Outgoings

East Renfrewshire Council  
Band E

### 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 is supplied by mains water, electricity  
and drainage. Electric central heating.

### Local Authority

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

### Property Reference 1967

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.

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