



Apt 1C, 2 Hutchison Court, Berryhill Road, Giffnock

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Situation

Hutchison Court is quietly situated off Berryhill Road and is surrounded by beautiful landscaped mature residents' gardens with expansive lawns.

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 Morrisons 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. The property is within walking distance to Giffnock, Whitecraigs and Williamwood Train Stations.

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, as well as Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs tennis Club and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, this property sits within the catchment area for the highly reputable Primary and Secondary Schools.













Description

Seldom available, a particularly spacious and beautifully presented three bedroom/ two public room first floor apartment situated within this exclusive and private residential development by Dickie Homes, close to the centre of Giffnock.

Set within attractive and well maintained landscaped residents' grounds, this particular apartment, one of the largest of its type affords expansive accommodation of a size and scale rarely seen today.

Secure entry intercom system leads to a welcoming communal carpeted entrance with elevator access to all levels. This first floor apartment extends to approximately 1,895 Sqft (176 Sqm) and offers flexible accommodation, comprehensively refurbished by the current owners. The accommodation comprises:

Impressive and welcoming 34ft' reception hallway with ample storage. Bright and spacious corner lounge/dining room, affording lovely aspects over the residents' gardens. Completely renovated and fully upgraded, stunning living dining area open plan to kitchen, which is fitted with a full complement of Schuller wall mounted and floor standing units, integrated Neff appliances and complementary Quartz worktop surfaces. Generous principal bedroom with fitted sliding wardrobe doors and attractively refitted ensuite shower room. Bedroom two, again a double size bedroom with fitted sliding wardrobe doors. Bedroom three/TV room. Shower room with a three piece suite. Useful separate utility cupboard, completes the overall accommodation.

The property is further complemented by gas central heating, double glazing and is protected by an alarm system. There is a single car lock-up garage, in addition to ample residents and guest parking.



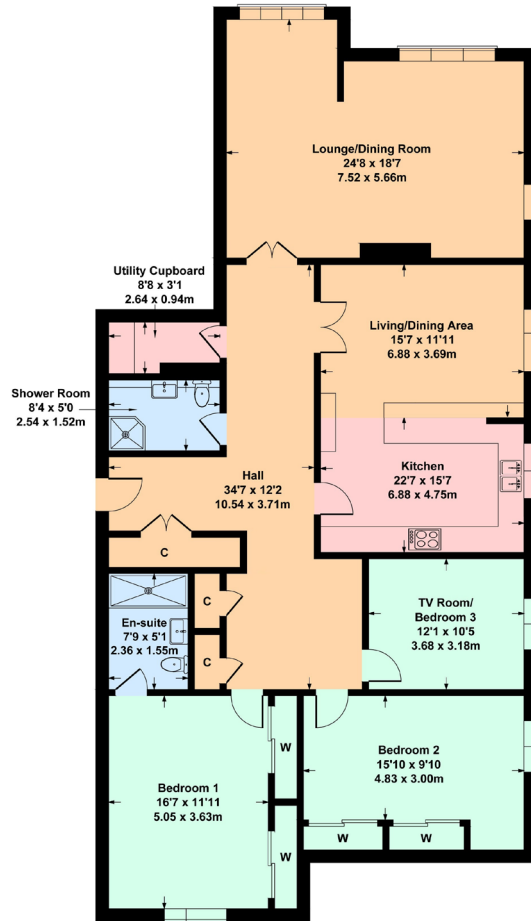


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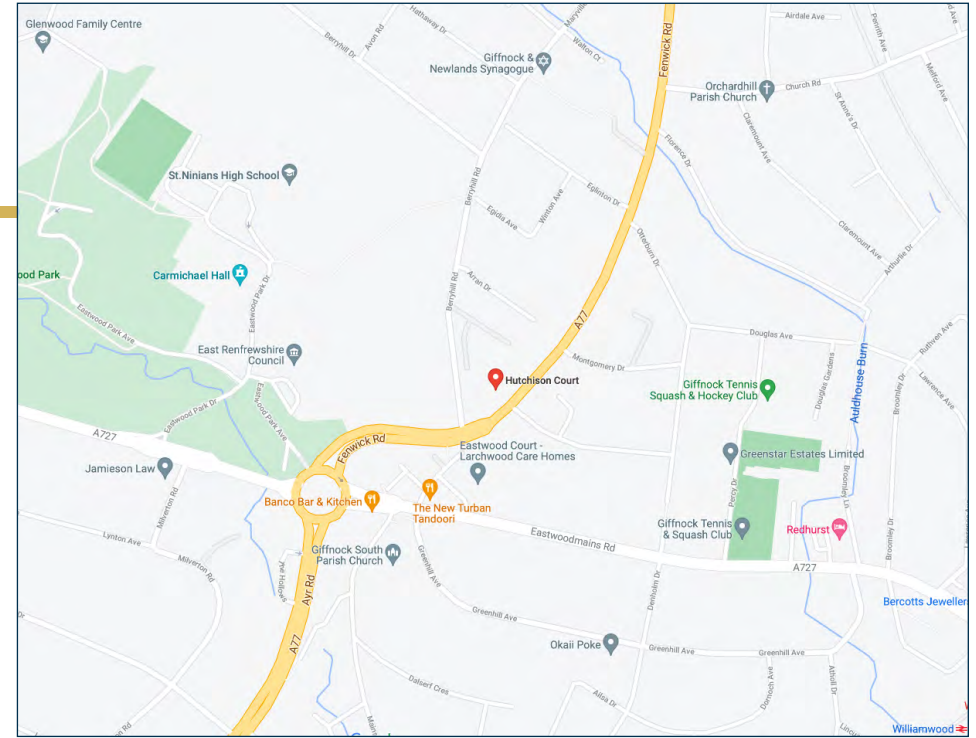
Approximate gross internal area 1895 sq ft - 176 sq m



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. produced by Potterplans Ltd. 2022

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.



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
Council Tax Band: G

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, gas and drainage. Gas central heating.

Local Authority

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

Property Reference 2023

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