



Apartment GB, Woodend, 19 Milverton Road, Giffnock

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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 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 Whitecraigs and Giffnock 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, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs and Giffnock Tennis Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.















Description

A spacious and bright ground floor two bedroom apartment situated within the exclusive and private residential Woodend development by Dickie Homes, close to the centre of Giffnock.

Set within extensive landscaped residents' grounds, this apartment occupies a favoured ground position within the development and affords accommodation of a size and scale rarely seen today.

A secure controlled entry system leads to a well-kept and illuminated communal entrance foyer with elevator access to all levels. Large communal landing with storage. This ground floor apartment extends to approximately 1428 Sqft (133 Sqm) and offers flexible accommodation, well maintained by the current owners and comprises:

Impressive and welcoming reception hallway with good storage. Double doors open to a bright and spacious sitting/dining room with door opening to an enclosed terrace, affording aspects over the well kept attractive landscaped resident's gardens. Family/dining room. The kitchen is fitted with a full complement of wall mounted and floor standing units. Generous principal bedroom with fitted wardrobes and ensuite shower room. Bedroom two, again a double size bedroom with fitted wardrobes. A bathroom with three piece suite 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.

The development is maintained by Hacking & Paterson.





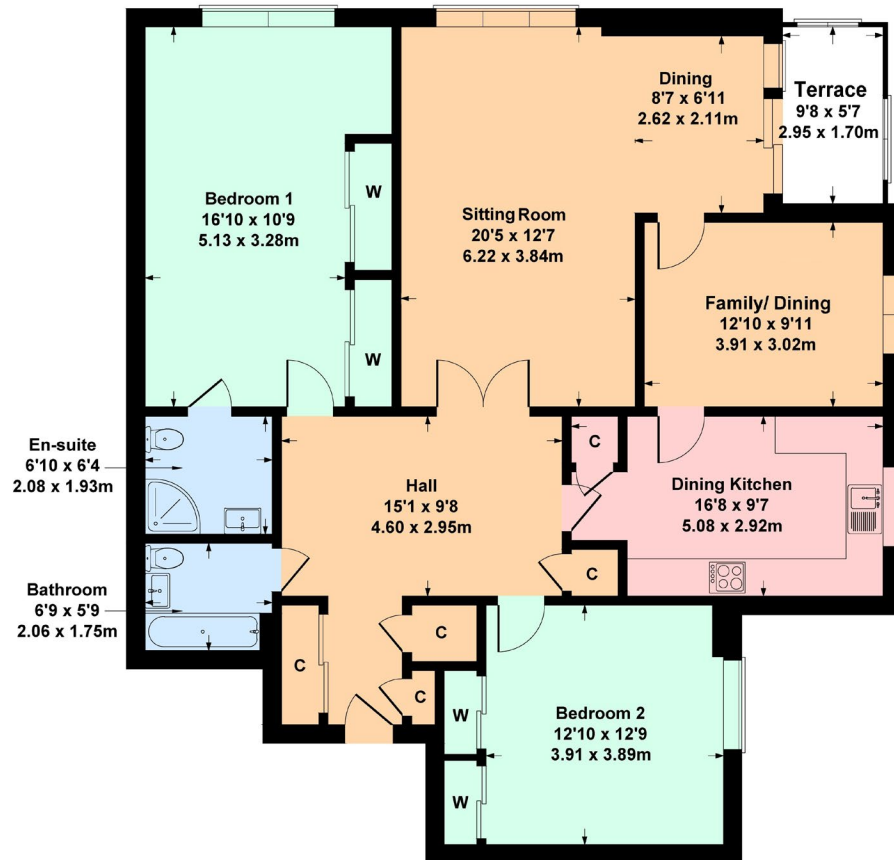


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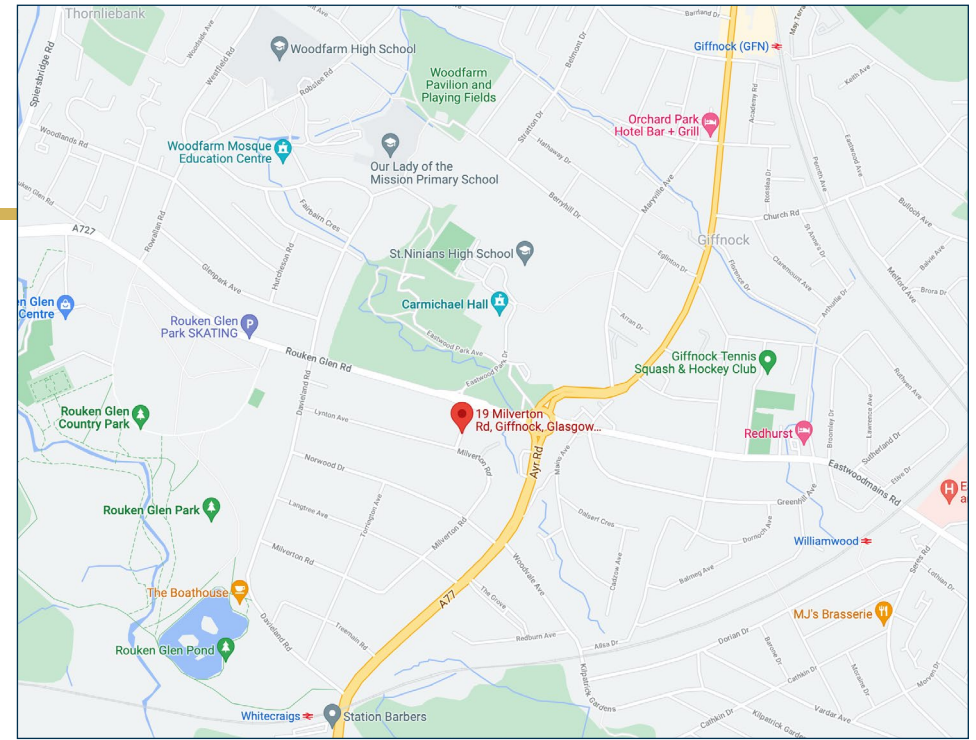
Approximate gross internal area 1428 sq ft - 133 sq m



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. 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 D

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 2037

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

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