



Apt 1K Whitecraigs Court, Ayr Road, Whitecraigs

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Situation

Whitecraigs Court is a popular and sought after development within Whitecraigs, extremely well positioned for amenities within the surrounding district.

Whitecraigs, Giffnock and Newton Mearns are acknowledged for their 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. Whitecraigs Court is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. Whitecraigs Train Station is within a short distance away.

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.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs tennis club and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. 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 and a boating pond.







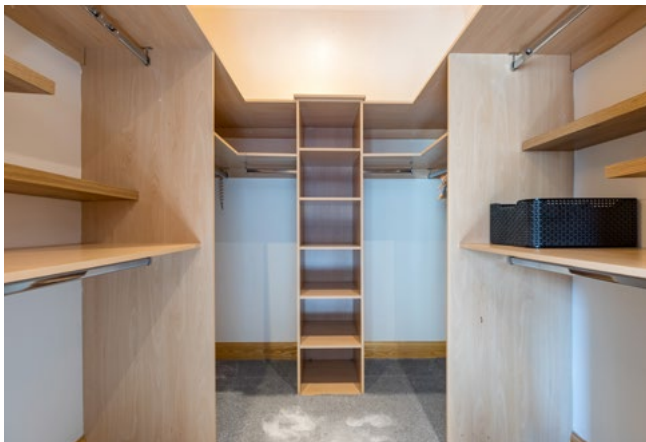
Description

A well presented and spacious two bedroom third floor apartment, located close to Whitecraigs Train Station and Rouken Glen Park.

This apartment offers flexible accommodation, comprising:

Controlled door entry security. Well-kept and illuminated communal entrance with stair and lift access to all levels. Welcoming reception hallway with ample storage. Sitting / dining room with access to a private balcony. Well appointed kitchen fitted with a full complement of wall mounted and floor standing units and complementary worktop surfaces. Principal bedroom, with a dressing room and an ensuite shower room. Bedroom two with fitted wardrobes and an ensuite shower. A bathroom with three-piece suite completes the overall accommodation.

The property is further complemented by allocated parking and a single garage. Well kept communal gardens, gas central heating and double glazing. The landscaped resident's grounds and the development are maintained by Speirs Gumley.





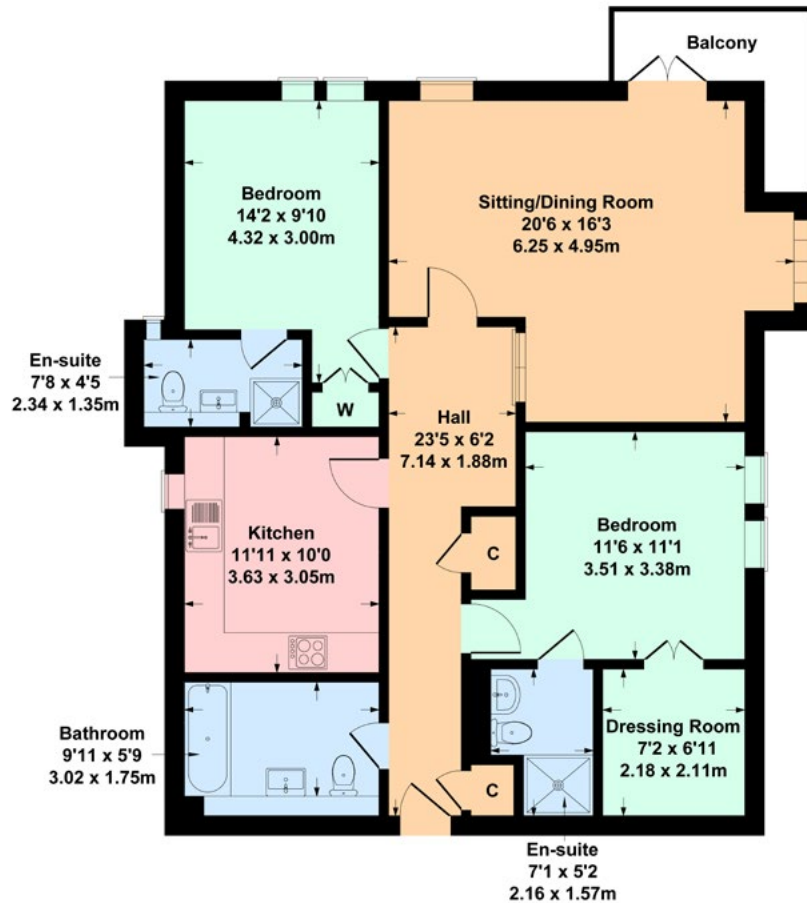


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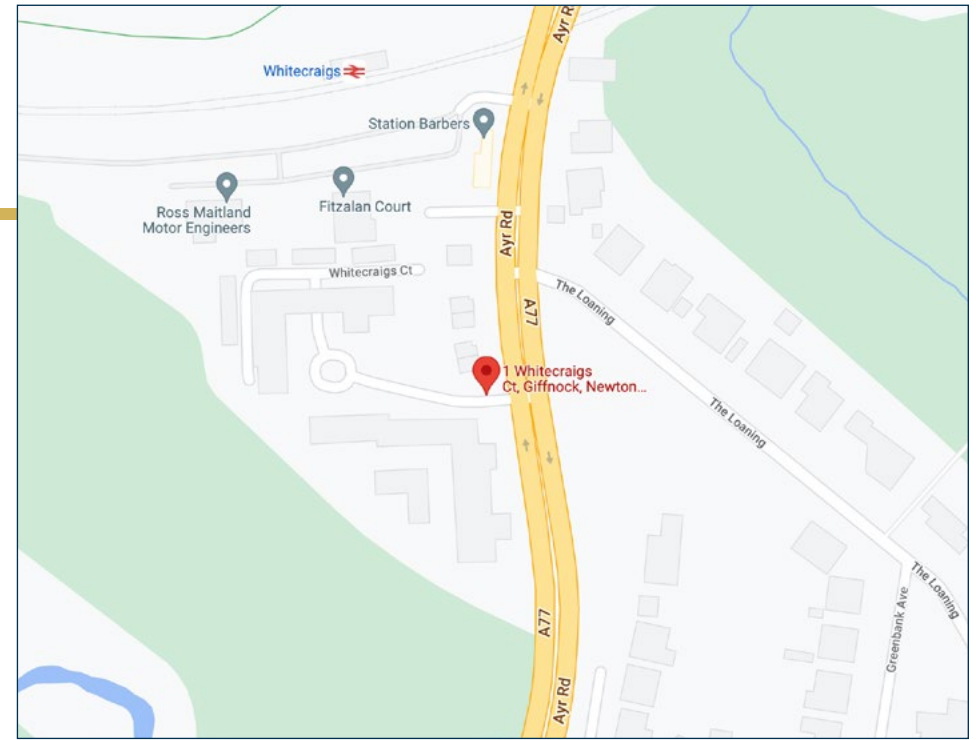
Approximate gross internal area 1046 sq ft - 97 sq m



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
Band G

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band B

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

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

Property Reference 2748

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