



1 The Hollows, Ayr 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 Train Station.

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

A fabulous and particularly spacious three bedroom, ground floor apartment set within the exclusive and private, 'Hollows' residential development by Dickie Homes.

The Hollows is considered to be one of the best luxury developments, built by Dickie Homes and offers a scale and size like no other within the area.

Set within well kept landscaped resident's grounds, this particular apartment, is one of the most spacious and luxurious apartments we have recently seen in the area in some time.

The accommodation extends to around 2,118 Sqft (197 Sqm) and offers flexible accommodation comprising:

An immediately impressive 44ft' reception hallway with excellent storage. French doors open to a light and spacious drawing room centred around an inglenook feature fireplace. Door opens to private balcony, enjoying a south westerly orientation and overlooks the attractive resident's gardens. Stunning combined sitting room/ dining room and kitchen. Comfortable sitting room with fitted bespoke wall furniture providing useful shelving and storage. Open plan arrangement to dining room and the well appointed integrated kitchen with Corian worktops, designed by Gideon Robinson. Separate utility room. Generous principal bedroom with walk-in dressing room and spacious ensuite bathroom and separate shower enclosure. Second double bedroom with walk-in dressing room and ensuite bathroom. Third double bedroom with wardrobe. An attractive guest WC/shower room completes the accommodation. All sanitary ware, tiling and cabinets within bathrooms and shower room are supplied and fitted by Porcelanosa.

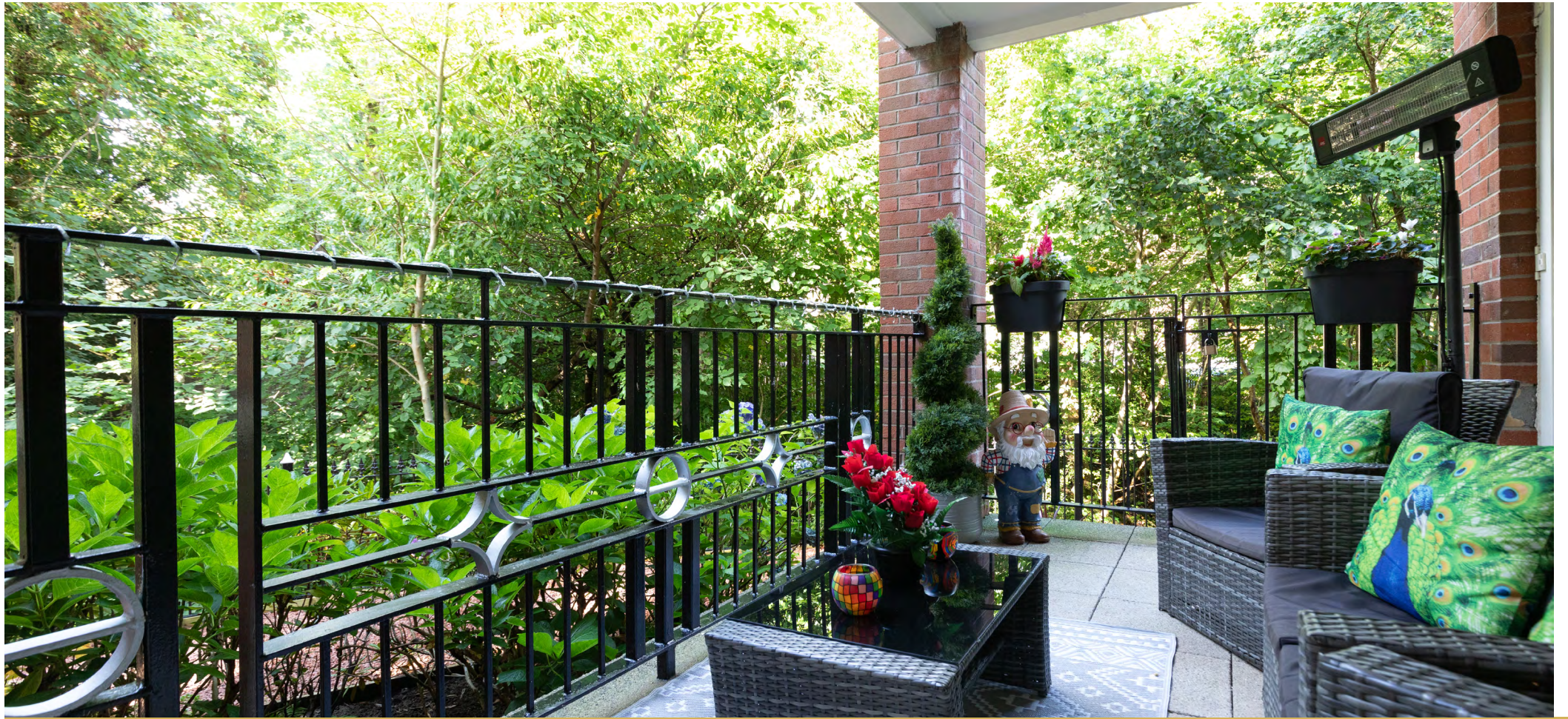
The Hollows development is distinguished by many design features which include high level security systems which include automatic opening entrance doors to the building, a magnificent reception lobby with stone 'minster' fireplace.

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 adjacent within the garage complex and having a remote controlled access door in addition to residents and guest parking.









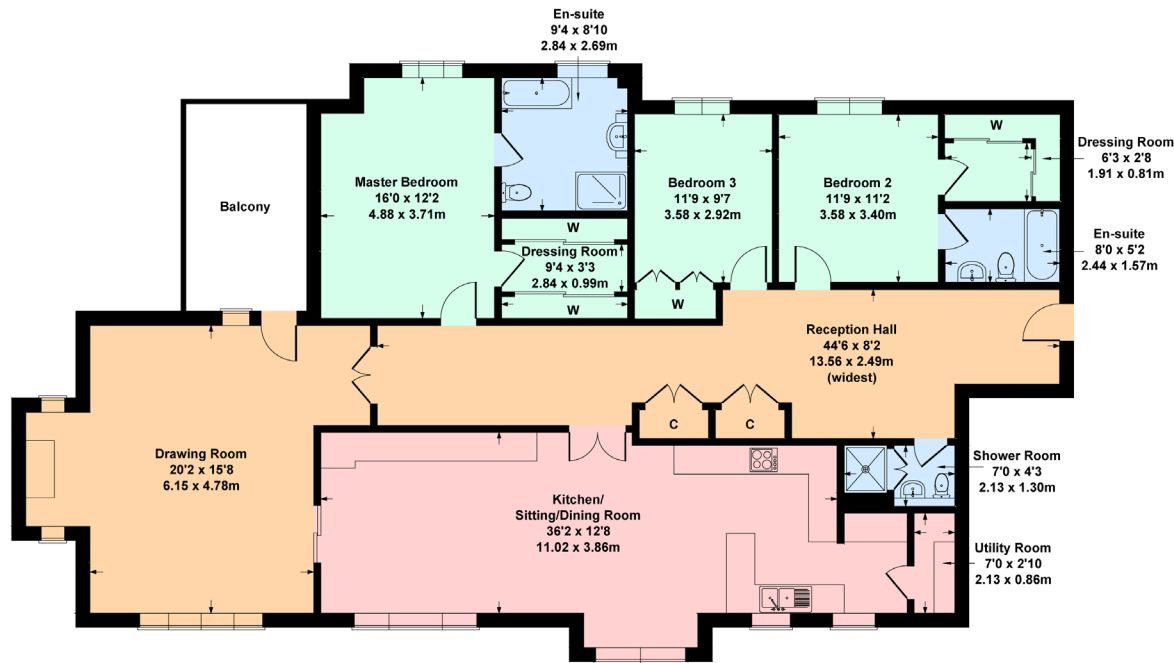


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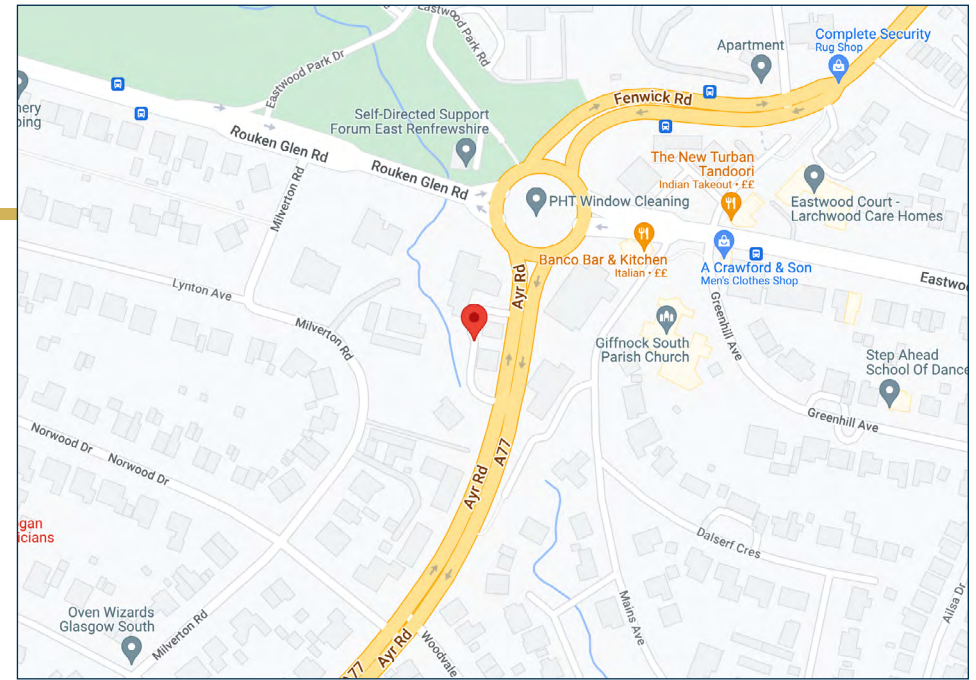
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Approximate gross internal area 2,118 sq ft - 197 sq m



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



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 C

Services

The property will be 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 2765

Please note: we are required under the Estate Agents Act 1979, and the provision of information regulations 1991, to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that act.

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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