



6 The Forge, Braidpark Drive, Giffnock

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Nicol Estate Agents





## Nicol Estate Agents

### Situation

The Forge, just off Braidpark Drive, is conveniently located for access to Lidl, Morrison's and Sainsbury's on Fenwick Road as well as The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park.

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. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling and tennis clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

This popular 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. Giffnock is considered one of the primary residential suburbs on the south side of Glasgow. The Sunday Times newspaper has voted Giffnock in the top 100 places to live within the UK.







## Description

A ground floor flat, set within this popular and convenient small retirement development, just a short distance from public transport, local shops, post office and health surgeries on Fenwick Road.

The accommodation comprises:

Controlled door entry security system to well maintained communal hall. Reception hall with ample storage. Spacious sitting room overlooking the garden grounds. Kitchen, fitted with a range of wall mounted and floor standing units. Double bedroom with fitted wardrobes. A wet room, completes the accommodation.

The property benefits from gas central heating, a secure entry system, well kept landscaped communal garden grounds and private resident's parking facilities. There is also a communal residents' lounge located within development.





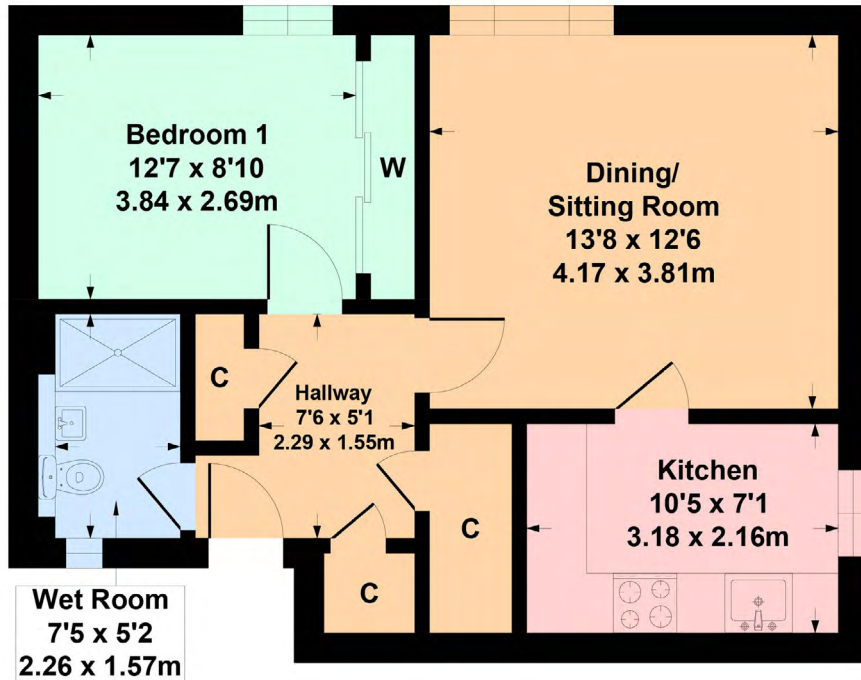


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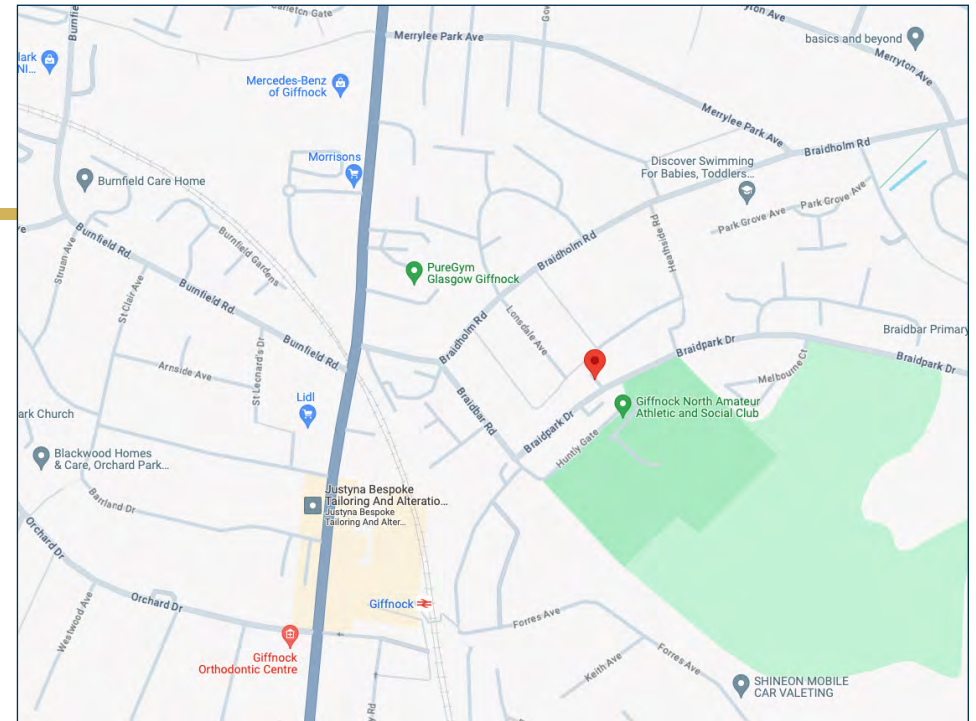
Approximate gross internal area = 505 sq ft - 46.8 sq m



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. 2024

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  
1 Helena Place  
Clarkston G76 7RB  
Telephone 0141 638 4541  
clarkston@nicolestateagents.co.uk

### Outgoings

East Renfrewshire Council  
Band D

### 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 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 CLA 482

1 Helena Place, Clarkston G76 7RB

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