



54 Hilltree Court, 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. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling and tennis clubs, Rouken Glen Park and 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.

This retirement development is conveniently located for access to Lidl, Morrison's and The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park.





Description

A well presented second floor retirement flat enjoying views over the surrounding area and set within a much admired and most convenient modern McCarthy & Stone development, built in 2012, located just a short walk from public transport, local shops, post office and health surgeries on Fenwick Road.

The entrance foyer is particularly impressive, offering residents social areas, which include: a beautifully maintained residents' lounge, a lovely dining room and a bright and welcoming conservatory overlooking Fenwick Road. There is elevator access to all floors and all apartments are accessed via broad well-kept and illuminated hallways.

The well maintained apartment affords a reception hall with large storage cupboard, security system and LED light switches. Bright combined sitting/dining room with full height window affording views over the surrounding neighbourhood. Well appointed separate kitchen with a range of floor and wall mounted cabinets and integrated appliances. Double bedroom with fitted wardrobes. An attractive wet room with separate bath completes the accommodation. There is a house manager service, domestic staff and emergency pull cords throughout the apartment all providing residents with support.

The property is further complemented by double glazing, electric storage heating, secure entry system and well maintained landscaped communal garden grounds with social seating areas. Private residents' parking facilities are offered together with a mobility scooter storeroom. In addition, there is a guest suite for visiting family members and a laundry room.

The property is maintained by McCarthy & Stone.



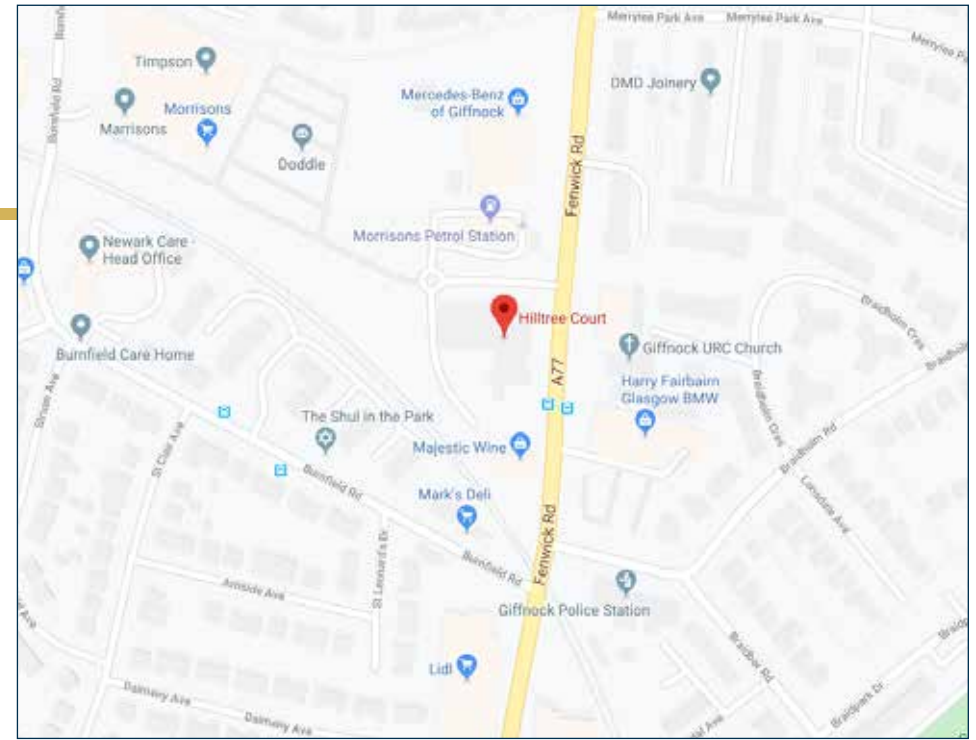
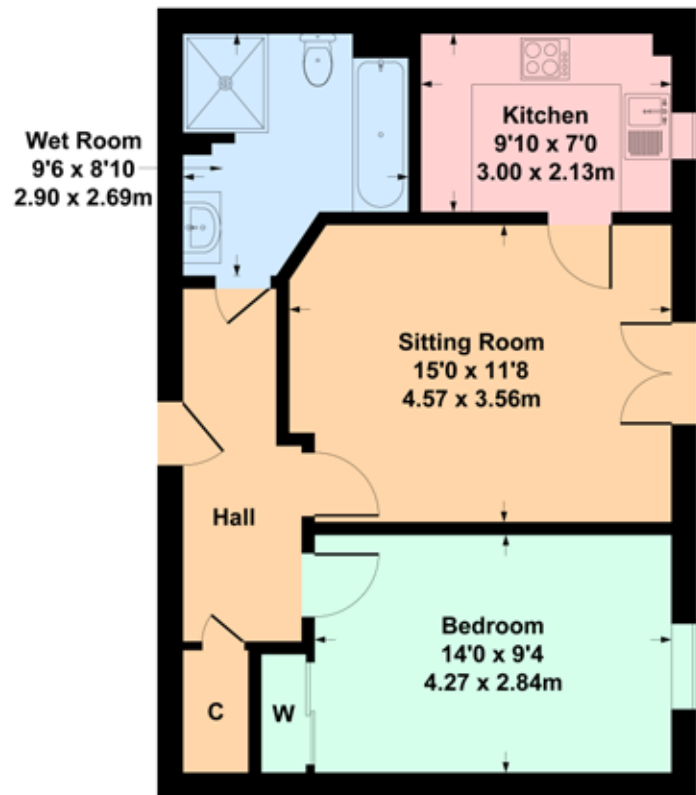


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54 Hilltree Court, Giffnock G46 6AA

Approximate gross internal area 556 sq ft - 52 sq m



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: 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. Electric central heating.

Local Authority

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

Property Reference

1580

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. 2019

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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