



29 McLaren 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, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

McLaren Court 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.

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 & the 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.





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Description

A well presented and well maintained one bedroom first floor retirement flat, set within this much admired Giffnock development, located just a short distance from public transport and local shops on Fenwick Road.

A controlled door entry security system leads to a well kept communal entrance, with stair access to the first floor.

The accommodation comprises: Reception hall with a large store cupboard. Bright combined sitting/dining room. Double doors open to the kitchen with a range of floor and wall mounted cabinets. Double bedroom with fitted wardrobes. The shower room with three piece suite completes the accommodation.

There is a house manager service in the mornings and a residents' guest suite. The property is further complemented by double glazing, electric heating, secure entry system, and well maintained landscaped communal garden grounds. Private residents' parking facilities.



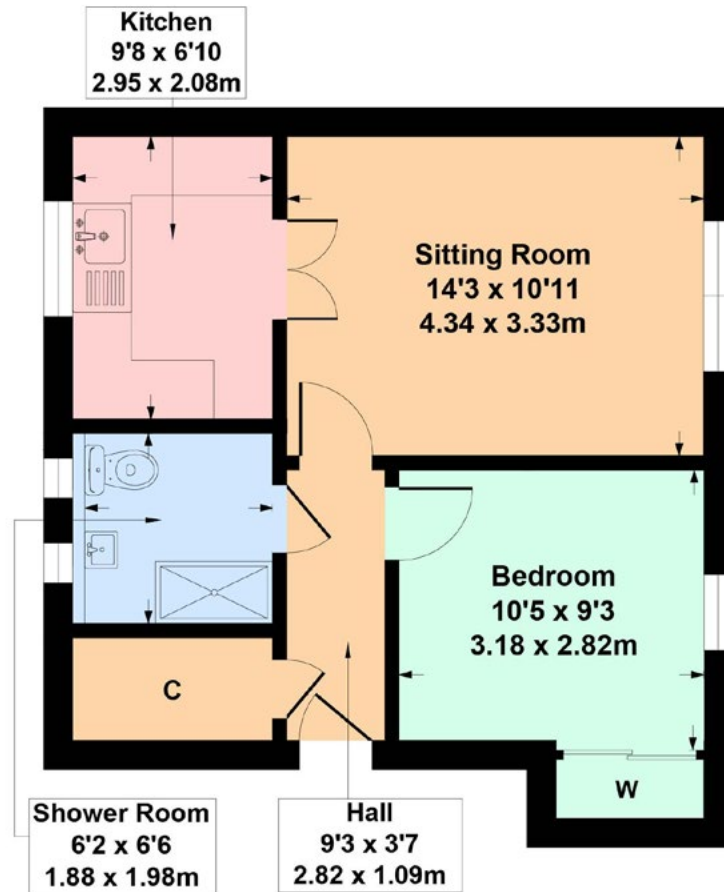


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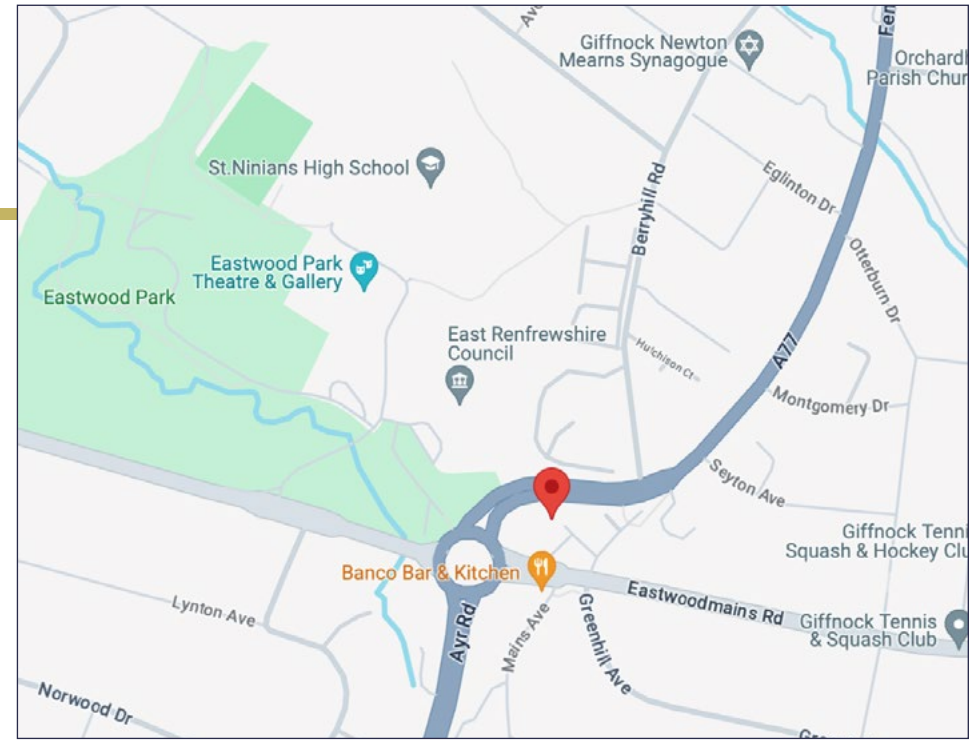
Approximate gross internal area 460 sq ft - 43 sq m



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
46 Ayr Road
Newton Mearns, Glasgow
Telephone 0141 616 3960
mail@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 E

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 3072

46 Ayr Road, Newton Mearns

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