

3 Canberra Court, Braidpark Drive, Giffnock G46 7DA

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Situation

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.

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.

Canberra Court is within walking distance of Giffnock Village local shops and restaurants and is conveniently located for access to Morrison's 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.

A wide range of sports and recreational facilities can be found locally to include Pure Gym, David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock Health Clubs, Cathcart, Williamwood and Whitecraigs Golf Clubs, Giffnock Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, the property sits within the catchment area for the highly reputable Primary and Secondary schools, including St Ninian's and Woodfarm High Schools.








my one & only
LOVE

















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Property Description

Seldom available, two bedroom main door ground floor apartment with a garage, positioned in this popular development by Dickie Homes, set within attractive landscaped resident's gardens, close all Giffnock amenities.

The accommodation comprises:

Reception hallway with good storage. Spacious bay window sitting room with outlook to front. Breakfasting kitchen with a range of wall mounted and floor standing units. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Guest WC. The bathroom completes the accommodation.

The property is further complemented by electric heating and double glazing.

Well kept and attractive communal gardens. Residents parking and single garage.



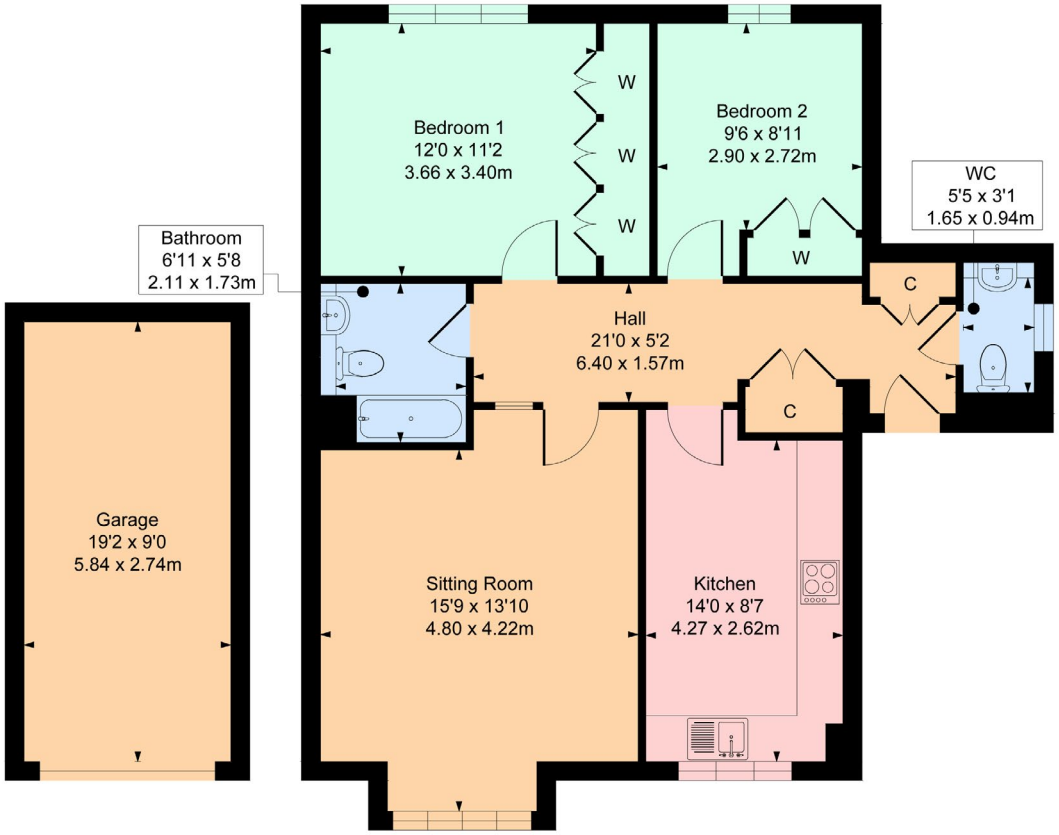






3 Canberra Court, Giffnock

Approximate Gross Internal Area
Main House 790 sq ft - 73.39 sq m
Garage 173 sq ft - 16.07 sq m
Total 963 sq ft - 89.46 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. 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.

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Viewing
By appointment through
Nicol Estate Agents
Clarkston

Outgoings
East Renfrewshire Council
Band E

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

Energy Efficiency Rating
Band D

Services
The property will be supplied by mains water and electricity. Electric central heating.

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

Property Reference
CLA740

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