



**Apt 2i Whitecraigs Court, Ayr Road, Whitecraigs G46 6SY**

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## Situation

Whitecraigs Court is a highly regarded and sought-after development in the heart of Whitecraigs, ideally positioned to take advantage of the excellent amenities available throughout the surrounding area.

The neighbouring districts of Whitecraigs, Giffnock and Newton Mearns are renowned for their outstanding range of local amenities, including independent shops, supermarkets, cafés, restaurants, banks, healthcare facilities and a library. The area is exceptionally well served by regular bus and rail links to Glasgow City Centre, with Whitecraigs Train Station located within easy reach of the development.

Residents benefit from convenient access to The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park, offering an extensive selection of retail, dining and everyday shopping facilities. Situated approximately eight miles south of Glasgow City Centre, Whitecraigs is one of the city's most desirable residential suburbs and is particularly well placed for commuters, with excellent road connections via the M77, M8 and Glasgow Southern Orbital.

A wide range of sporting and leisure facilities can be found nearby, including David Lloyd Rouken Glen, Parklands Country Club, Whitecraigs Tennis Club, and the highly regarded Cathcart, Williamwood and Whitecraigs Golf Clubs, as well as East Renfrewshire Council's excellent sports and leisure facilities at Eastwood Toll are also close at hand.

For those who enjoy the outdoors, Rouken Glen Park is just a short distance away, offering scenic woodland walks, an adventure play area, skate park, boating pond and sports pitches, providing an ideal setting for recreation and family leisure activities.









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## Property Description

A well-presented and spacious two-bedroom second-floor apartment positioned within Whitecraigs Court, benefitting from an allocated parking space and a single garage, ideally located close to Whitecraigs Train Station and Rouken Glen Park.

Extending to approximately 1229 Sqft (114 Sqm), the apartment offers bright and flexible accommodation comprising:

Secure controlled door-entry system. Well-maintained and illuminated communal entrance with both stair and lift access to all levels. Welcoming reception/dining hall with ample storage. Bright and spacious sitting/dining room with access to a private balcony. Well-appointed kitchen fitted with a full complement of wall-mounted and floor-standing units, complemented by ample worktop surfaces. Generous principal bedroom featuring a walk-in wardrobe and ensuite shower room. Bedroom two benefits from fitted wardrobes and an ensuite shower room. A bathroom fitted with a three-piece suite completes the accommodation.

Further benefits include gas central heating, double glazing, well-maintained communal garden grounds, an allocated parking space, and a single garage.



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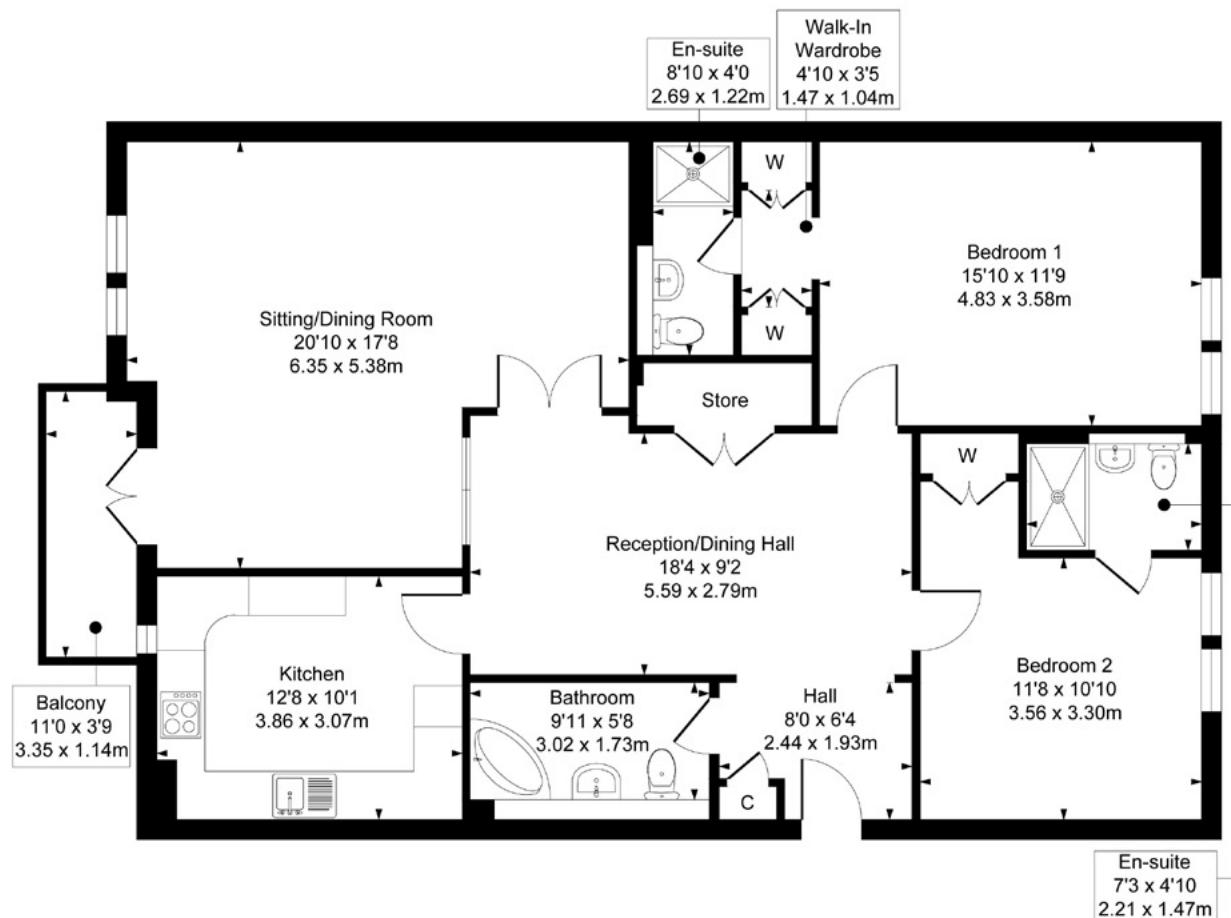






# 21 Whitecraigs Court, Whitecraigs

Approximate Gross Internal Area  
Accommodation 1229 sq ft - 114.17 sq m  
Balcony 40 sq ft - 3.71 sq m  
Total 1269 sq ft - 117.88 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  
**Newton Mearns**

## Outgoings

East Renfrewshire Council  
Band G

## Fixtures & Fittings

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

## Energy Efficiency Rating

Band B

## Services

The property will be supplied by mains water, gas 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

3617