



25 McLaren Court, Giffnock, G46 6UF

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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 David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of 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.

McLaren Court is conveniently located for access to The Avenue shopping centre, Morrisons in Giffnock and Waitrose at Greenlaw Village Retail Park.









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Property Description

A well maintained three bedroom, duplex retirement flat, set within a much admired and convenient development, just a short distance from public transport and local shops.

All apartments are accessed via a well-kept and illuminated hallways.

The accommodation comprises:

Reception hall with WC off. Bright and spacious sitting room. Dining kitchen with a range of wall mounted and floor standing units and complimentary worktops. A staircase leads to the upper level where there are three bedrooms and a three piece bathroom are to be found.

The property is further complemented by double glazing and electric heating and secure entry system. The property also benefits from landscaped communal garden grounds and private resident's parking facilities.

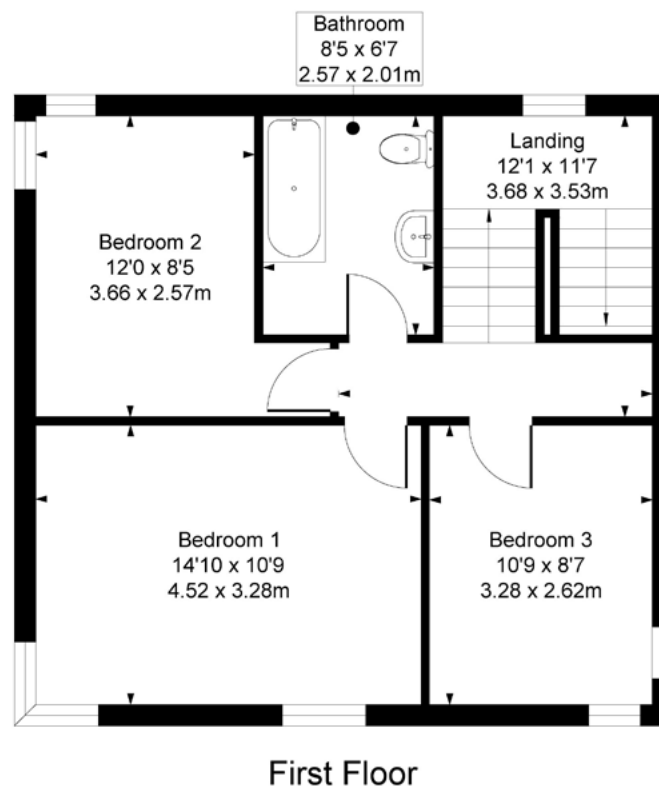
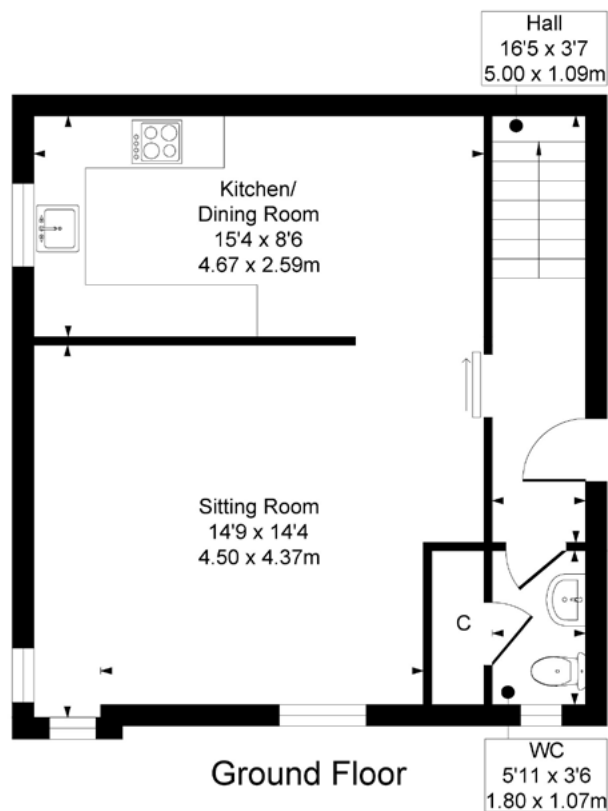






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Approximate Gross Internal Area
1021 sq ft - 94.85 sq m



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 F

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 heating.

Local Authority

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

Property Reference

3661

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