

2 The Forge, Braidpark Drive, Giffnock, G46 6LB

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Situation

The Forge, positioned just off Braidpark Drive, enjoys a convenient setting within the highly sought-after suburb of Giffnock, well placed for an excellent range of local amenities, transport links and recreational facilities.

Everyday shopping is readily available, with Lidl, Morrisons and Sainsbury's all within easy reach, together with the wider selection of shops, cafés and restaurants along Fenwick Road. The Avenue Shopping Centre in Newton Mearns and Greenlaw Village Retail Park, home to Waitrose and a range of additional amenities, are also easily accessible.

Giffnock is widely regarded as one of the most desirable residential suburbs on the south side of Glasgow, renowned for its excellent amenities and strong sense of community. The area offers an appealing mix of independent shops, cafés and restaurants, together with supermarkets, healthcare facilities, a library and regular bus and rail services providing convenient connections to Glasgow City Centre and surrounding areas.

For leisure and recreation, residents are particularly well served. Nearby facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, together with a number of private tennis and bowling clubs. The ever-popular Rouken Glen Park provides extensive parkland, woodland walks and recreational facilities, while East Renfrewshire Council's sports and leisure facilities at Eastwood Toll are also close at hand.

Located approximately eight miles south of Glasgow City Centre, Giffnock is ideally positioned for commuters, with convenient access to the M77, M8 and Glasgow Southern Orbital providing excellent connectivity across the Central Belt and beyond.

The area remains particularly popular with families, benefiting from access to highly regarded local schooling, and has established an enduring reputation as one of East Renfrewshire's most desirable places to live.





















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Property Description

A two-bedroom ground floor retirement apartment, set within The Forge, a popular and conveniently positioned retirement development in the heart of Giffnock. Ideally suited to those seeking comfortable and easily managed accommodation, the property is just a short distance from public transport, local shops, a post office and healthcare facilities along Fenwick Road.

The accommodation comprises:

A controlled door entry system provides access to a well-maintained communal entrance hall. Internally, a welcoming reception hallway offers excellent storage and leads to a bright and spacious sitting room, enjoying pleasant aspects over the attractive communal garden grounds.

The breakfasting kitchen is fitted with a range of wall-mounted and floor-standing units with complementary worktop surfaces. There are two bedrooms, including a generous principal double bedroom with fitted wardrobes, while a bathroom completes the accommodation.

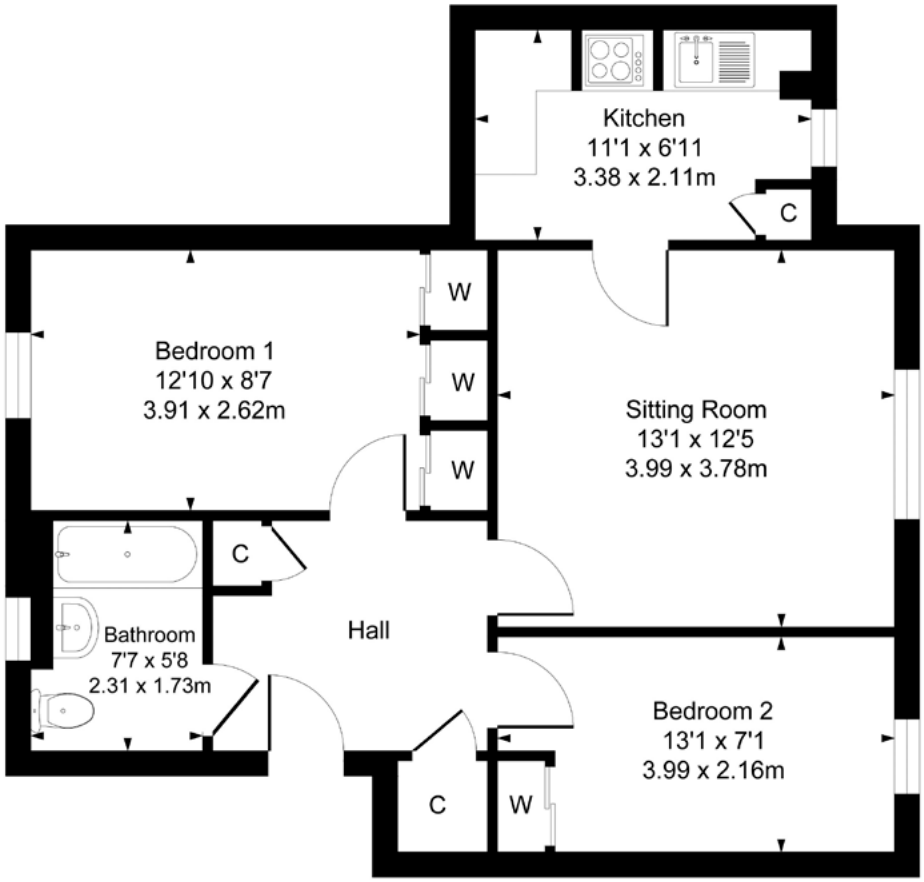
The property is further complemented by electric storage heaters, double glazing and a secure entry system.

Externally, The Forge is surrounded by well-maintained landscaped communal garden grounds and benefits from private residents' parking. A particular feature of the development is the communal residents' lounge, providing an additional space in which to relax and socialise with fellow residents.

The combination of its ground floor position, attractive garden outlook and highly convenient Giffnock location makes this an appealing retirement home within a well-established development.

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Approximate Gross Internal Area
664 sq ft - 61.68 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 D

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, 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
CLA731

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