



36 Orchard Court, Orchard Park Avenue, Thornliebank, G46 7BL

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Situation

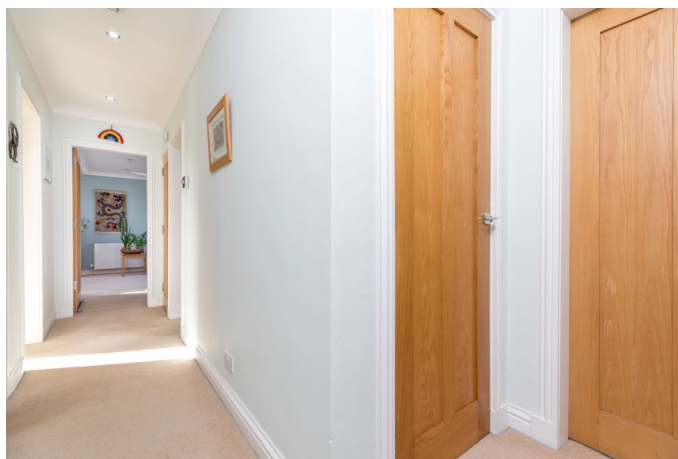
Orchard Park is a popular and established residential area within Thornliebank, conveniently located approximately seven miles south of Glasgow City Centre and well placed for a wide range of amenities, schooling and excellent transport links.

The area is ideally positioned for commuting, with convenient access to the M77, M8 and Glasgow Southern Orbital motorway network, providing connections throughout the Central Belt and towards Glasgow and Prestwick airports. Regular bus and rail services also provide links to Glasgow City Centre, East Kilbride and the Ayrshire coast.

The neighbouring suburbs of Giffnock, Newton Mearns and Clarkston offer an excellent selection of local amenities, including supermarkets, independent shops, cafés and restaurants, together with healthcare facilities, banks and libraries.

A wide range of sports and recreational facilities can be found locally, including Parklands Country Club and Cathcart, Williamwood and Whitecraigs Golf Clubs, together with several tennis clubs and East Renfrewshire Council's sports and leisure facilities at Eastwood Toll.

For families, the area is particularly well served by highly regarded local schooling at both primary and secondary levels, with Woodfarm High School conveniently located nearby.







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Property Description

Seldom available, a particularly spacious and well-presented two-bedroom, two-public-room second-floor flat, commanding impressive elevated views over the surrounding area. The property is set within this popular residential pocket of Orchard Park, Thornliebank, conveniently located close to Woodfarm High School and within easy reach of local shops and transport links on Orchard Park Avenue.

The accommodation comprises:

A controlled door security system leads to a well-kept communal entrance hall and stairwell. Internally, a welcoming reception hallway, with useful storage and attractive oak doors, provides access to the principal apartments.

The bright and spacious bay-windowed sitting room enjoys pleasant aspects to the front and opens into a generous dining room, which benefits from far-reaching elevated views to the rear. The well-appointed kitchen is fitted with a range of wall-mounted and floor-standing units, complemented by coordinating worktop surfaces.

There are two well-proportioned double bedrooms, both with fitted wardrobes and each enjoying fine elevated views to the rear of the building. An attractively refitted bathroom, with shower over the bath, completes the accommodation.

The property is further complemented by gas central heating, double glazing and the added benefit of a single garage.

Externally, the development is surrounded by well-kept communal garden grounds, with communal bin stores.

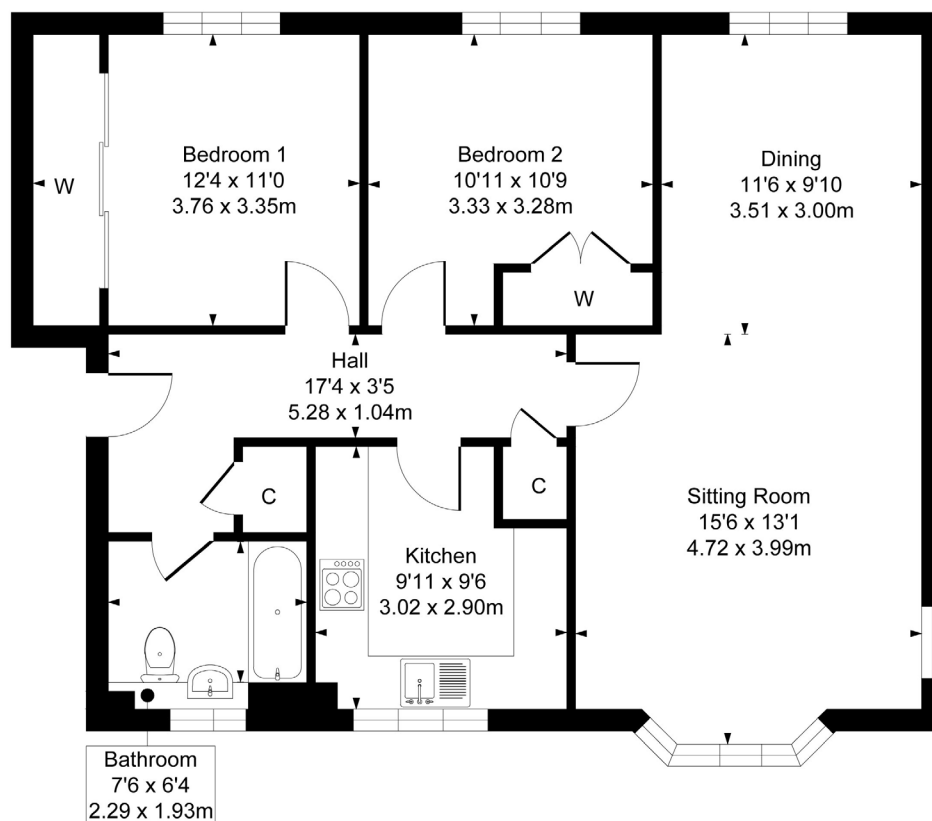
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Approximate Gross Internal Area
823 sq ft - 76.45 sq m



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 D

Fixtures & Fittings

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

Energy Efficiency Rating

Band C

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

3684

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