

Apt 6B Whitecraigs Court, Ayr Road, Whitecraigs G46 6SY

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Situation

Whitecraigs Court is a highly regarded and sought-after residential development, enjoying a desirable position in the heart of Whitecraigs, one of Glasgow's most prestigious and established suburbs. The development is ideally situated for an excellent range of local amenities, recreational facilities and transport links.

Whitecraigs and the neighbouring suburbs of Giffnock, Clarkston and Newton Mearns are renowned for their exceptional range of amenities, including independent shops, supermarkets, cafés, restaurants, banks, healthcare facilities and libraries. Further shopping facilities can be found at The Avenue Shopping Centre and Greenlaw Village Retail Park, home to Waitrose and a variety of other retailers.

Situated approximately eight miles south of Glasgow City Centre, Whitecraigs combines the appeal of a peaceful, leafy residential setting with excellent connectivity. Regular bus services and nearby Whitecraigs Train Station provide convenient access to Glasgow City Centre and surrounding areas, while the M77, M8 and Glasgow Southern Orbital offer excellent road links throughout the Central Belt.

The surrounding area provides an outstanding selection of sports and leisure facilities, including David Lloyd Rouken Glen, Parklands Country Club, Whitecraigs Tennis Club and the highly regarded Cathcart, Williamwood and Whitecraigs Golf Clubs. East Renfrewshire Council's extensive sports and leisure facilities at Eastwood Toll are also within easy reach.

For those who enjoy the outdoors, the beautiful Rouken Glen Park is just a short distance away. One of the area's most cherished attractions, the park offers picturesque woodland walks, landscaped gardens, a boating pond, adventure play areas and a variety of recreational facilities, providing a wonderful setting for relaxation and outdoor pursuits.

Whitecraigs continues to be one of the most desirable residential locations on Glasgow's south side, offering an appealing combination of established surroundings, excellent amenities and convenient access to the city.















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Property Description

An impressive and generously proportioned two bedroom ground floor apartment, enjoying a peaceful position to the rear of the highly regarded Whitecraigs Court development. Set amidst beautifully maintained communal garden grounds, the property benefits from an allocated parking space and a private single garage, ideally located within easy reach of Whitecraigs Train Station, Rouken Glen Park and excellent local amenities.

Extending to approximately 1,181 Sqft (111 Sqm), this appealing apartment offers bright, spacious and well-appointed accommodation, thoughtfully designed for comfortable and flexible living, with generous room proportions throughout.

The accommodation comprises:

A secure controlled door-entry system provides access to a well-maintained and illuminated communal entrance with CCTV, with both stair and lift access to all levels.

A welcoming and generously proportioned reception/dining hall, with good storage, provides access to the principal apartments. The bright and spacious sitting/dining room features an attractive fireplace, creating a comfortable setting for both everyday living and entertaining. A well-appointed dining style kitchen is fitted with a comprehensive range of wall-mounted and floor-standing cabinets, and space for informal dining.

The generous principal bedroom benefits from a walk-in dressing room and an ensuite shower room. Bedroom two is also of excellent proportions, featuring fitted wardrobes and its own ensuite shower room, providing an ideal arrangement for guests or visiting family. An attractive house bathroom, fitted with a three-piece suite, completes the accommodation.

The property is further complemented by gas central heating and double glazing.

Externally, Whitecraigs Court is surrounded by beautifully maintained communal garden grounds, providing an attractive and established setting. An allocated parking space and a private single garage offer additional convenience.

This particularly appealing apartment presents an excellent opportunity for those seeking spacious, easily maintained accommodation within one of Glasgow's most desirable residential suburbs.

















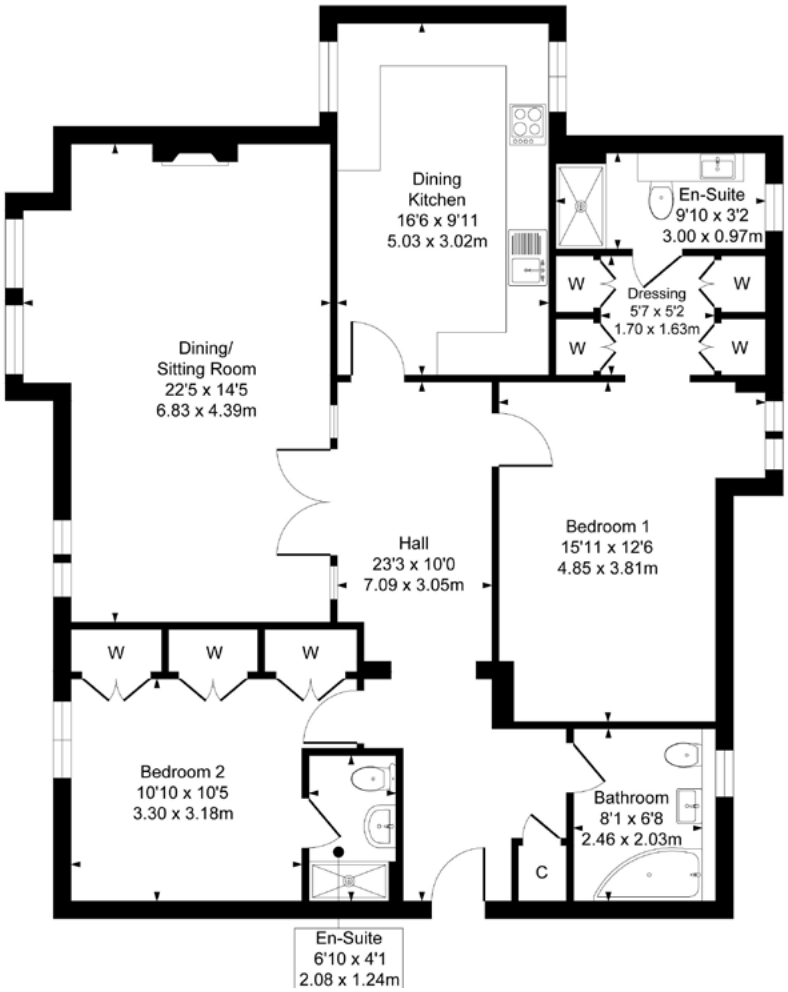






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Approximate Gross Internal Area
1181 sq ft - 110.71 sq m



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
3629

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