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FENWICK ROAD

GLASGOW

£129,950

In a quiet cul-de-sac just off Fenwick Road within the charming district of Giffnock, Glasgow, is this delightful one bedroom Ground Floor Retirement Flat offering a perfect blend of comfort and convenience, perfectly suited for those seeking a retirement property. Spanning 474 square feet, the flat is part of a well-maintained two-storey detached block, providing a peaceful living environment.

Upon entering via a secure entry system you are welcomed by a well maintained communal hallway. A spacious entrance hallway leads to a bright living room with patio doors to gardens. Off the lounge there's a lovely bright refitted kitchen that will delight all who view! The flat features a comfortable bedroom and a modern shower room with a WC, ensuring all essential amenities are at your fingertips. The property is fully double glazed, enhancing energy efficiency and comfort throughout the year.

DESCRIPTION

One of the standout features of this flat is its direct access to the immaculate rear gardens, where residents can enjoy the beautifully landscaped outdoor space, complete with well-stocked shrubs and display beds. Additionally, the property boasts a residents' lounge with a kitchen, perfect for socialising with neighbours or hosting small gatherings.

For added convenience, the flat is equipped with electric, temperature-controlled heating, ensuring a warm and inviting atmosphere. The secure door entry system provides peace of mind, while the residents' laundry room adds to the practicality of this lovely home.

Located within half a mile of local supermarkets and with excellent rail and bus links to Glasgow city centre, this property is ideally situated for those who wish to enjoy both the tranquility of Giffnock and the vibrancy of the city. This ground floor flat is a wonderful opportunity for anyone looking to embrace a relaxed lifestyle in a supportive community.

Hall 2.2m x 1.07m (7'2" x 3'6")
Lounge 5.5m x 3.4m (18'0" x 11'1")
Kitchen 2.65m x 1.7m (8'8" x 5'6")
Bedroom 4.3m x 2.6m (14'1" x 8'6")
Bathroom 1.67m x 2.19m (5'5" x 7'2")

LOCATION

Peacefully set within this desirable McCarthy & Stone development this home occupies an enviable ground floor position within the development overlooking landscaped residents gardens.

Giffnock is acknowledged for its standard of local amenities conveniently located for access to Lidl, Morrison's and Sainsbury's and provides a selection of local shops including The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

This popular suburb is located approx 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8.

KEY FEATURES

- Ground Floor Retirement Flat
- Highly Sought-After Giffnock Location
- Secure Entry System
- Stylish Living Room With Patio Doors To Gardens
- Fitted Kitchen (Appliances)
- Double Bedroom
- Bathroom
- Electric Heating & Double Glazing
- Immaculate Gardens
- Off Street Residents Parking

EXTRAS

All fitted floor coverings and built-in kitchen appliances are included in the sale.

GARDENS & PARKING

Immaculate front and rear gardens featuring well stocked shrubs and display beds. Off street residents parking to the rear.

FACTORING FEES

The minimum eligible age for residents is 55 years. The managing agents for the development are Redpath Bruce and the allocated charges for the subjects are approximately £1,500 per annum.

Any sale will be subject to confirmation.

INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent on 0800 999 1565

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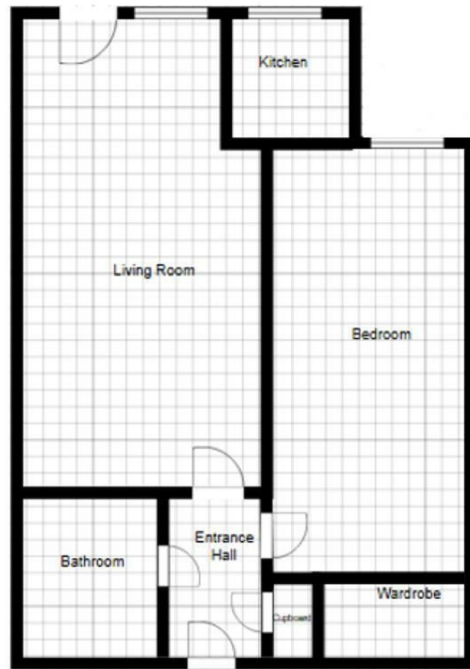
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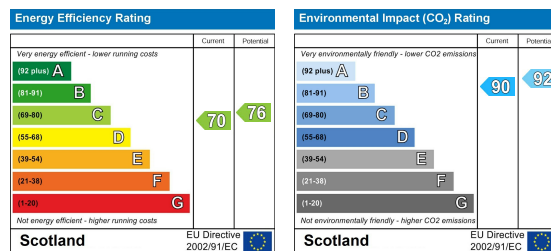
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To view this property call Colin Jenkins on 0800 999 1565



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