



17 Canberra Court, Braidpark Drive, Giffnock

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

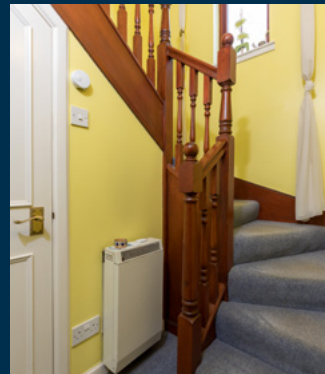
This popular and leafy suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Giffnock is 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.

Canberra Court is within walking distance of Giffnock Village local shops and restaurants and is conveniently located for access to Morrison's and Sainsburys on Fenwick Road, The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches, café and a boating pond.

A wide range of sports and recreational facilities can be found locally to include Pure Gym, David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock Health Clubs, Cathcart, Williamwood and Whitecraigs Golf Clubs, Giffnock Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, the property sits within the catchment area for the highly reputable Primary and Secondary schools, including St Ninian's and Woodfarm High Schools.









## Description

Seldom available, a bright and spacious two bedroom main door upper floor apartment, positioned in this popular development by Dickie Homes, set within attractive landscaped resident's gardens, close all Giffnock amenities.

The accommodation is flexible and comprises:

Reception hallway with good storage. Bright and spacious bay window sitting room and enjoying tree lined outlook to front. Fitted kitchen with a range of wall mounted and floor standing units. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Guest WC. The bathroom room completes the accommodation.

The property is further complemented by electric heating and double glazing and Garage Well kept and attractive communal gardens. Residents parking and single garage.







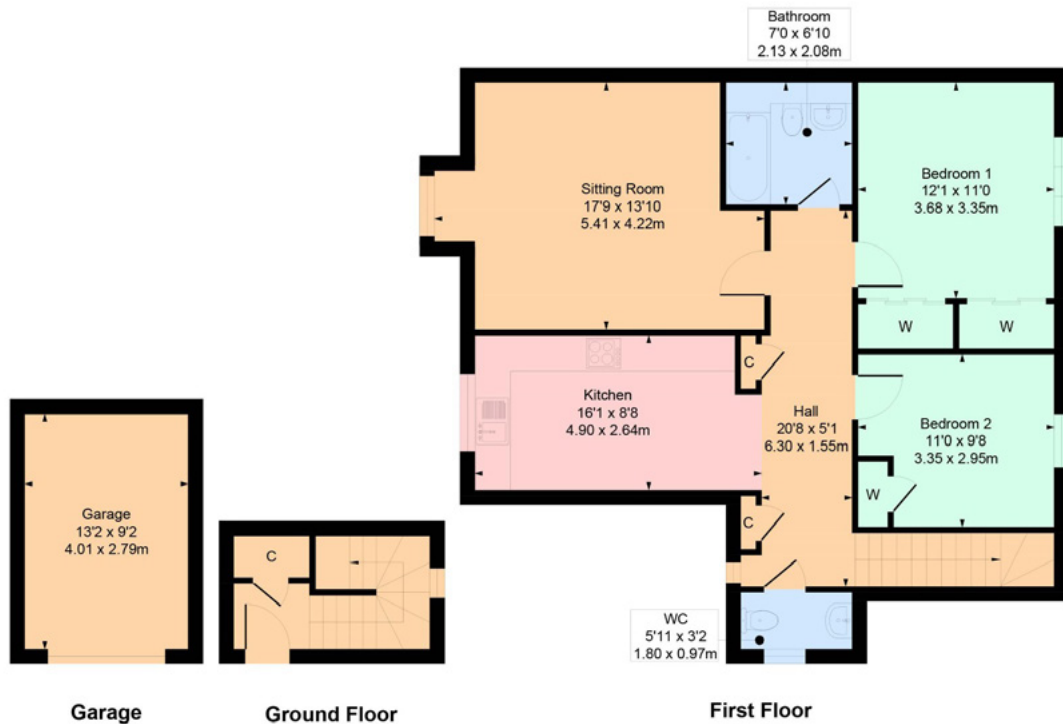


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## 17 Canberra Court, Braidpark Drive, Giffnock G46 6NS

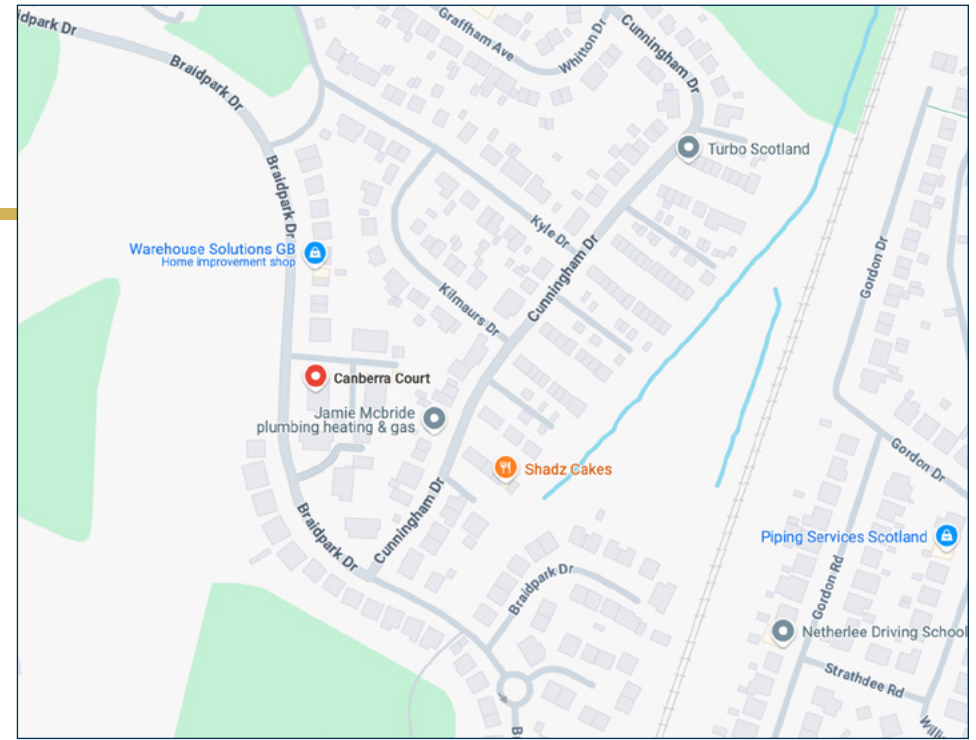
Approximate gross internal area  
House: 933 sq ft - 86.67 sq m  
Garage: 121 sq ft - 11.24 sq m  
Total 1054 sq ft - 97.91 sq m



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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



### Viewing

By appointment through  
Nicol Estate Agents  
1 Helena Place  
Clarkston G76 7RB  
Telephone 0141 638 4541  
clarkston@nicolestateagents.co.uk

### Outgoings

East Renfrewshire Council  
Council Tax Band: E

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band C

### Services

The property is supplied by mains water, electricity and drainage. Electric central heating.

### Local Authority

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

### Property Reference CLA539

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