



33 Walton Court, Maryville Avenue, Giffnock

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Situation

This popular suburb is located approximately 7 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.

Sports and recreational facilities can be found locally to include Parklands Country Club, East Renfrewshire, Bonnyton and Whitecraigs golf clubs, Whitecraigs bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park.









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Property Description

A well presented and well maintained first floor retirement flat with views to resident's gardens set within a much admired and most convenient modern development, just a short walk from public transport, local shops, supermarkets, post office and health surgeries

The accommodation comprises:

Lift and stair access to all levels. Reception hall with storage. Comfortable sitting room with views to resident's gardens. Modern refitted breakfasting kitchen with a range of floor and wall mounted cabinets. Double bedroom with fitted wardrobes and attractive internal shower room.

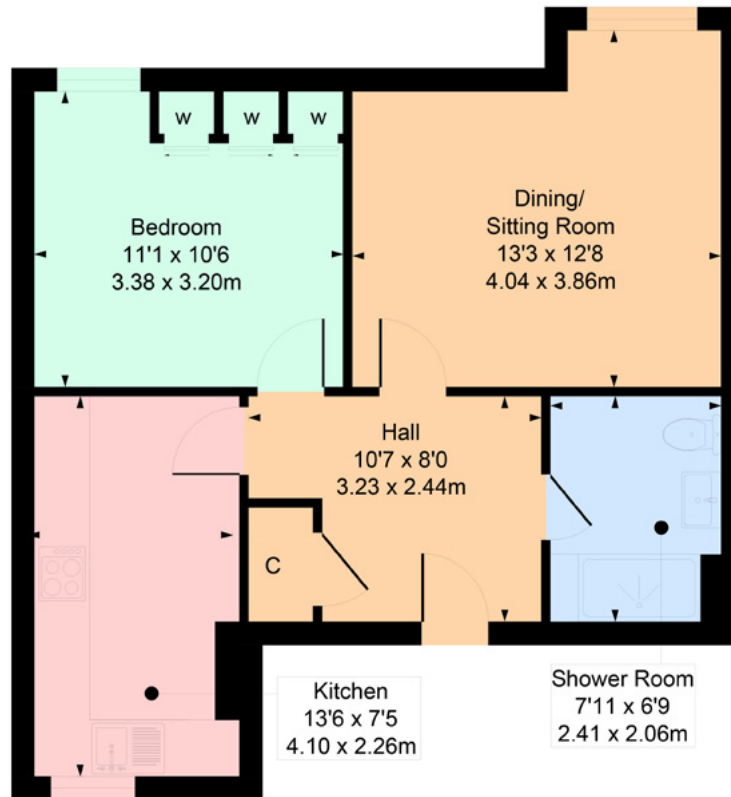
The property is further complemented by double glazing, gas central heating, secure entry system, well maintained landscaped communal garden grounds and private resident's parking facilities.

Communal facilities include a spacious and well furnished resident's lounge. A warden service is provided with the added reassurance that each flat is linked to an alarm call system.

The development is maintained by Hanover Scotland.

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Approximate Gross Internal Area 520 sq ft - 48.30 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

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