



**Shanta  
Residential**  
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## Walton Court, Maryville Avenue, Giffnock, G46 7NE

Shanta Residential are delighted to bring to you this rarely available one bedroom retirement flat in the popular area of Giffnock. Accessed through the secure entry downstairs the flat is found on the third floor with both stairs and a lift allowing easy access to the property. The lounge is spacious with large windows letting natural light flood into the room. Accessed from the hall is a delightful kitchen including all of the essentials for daily use. The bedroom is spacious and light with lots of floor space. The shower room features all the essentials and is spacious with built in storage. The property itself is in a great location close to local shops and cafes, it also features large communal areas including a residents lounge where they arrange fun events year round and a gorgeous garden space. With gas central heating, double glazing and wonderful social areas and comforts we would recommend early viewing on this property. The property is managed by Hanover Housing and any prospective purchasers will require to be vetted by Hanover.

- **One Bedroom**

- **Gas Central Heating**

- **Double Glazing**

- **Great Location**

- **Good Transport Links**

- **Secure Entry**

- **Lift**

- **Car Park**



Offers Over £85,000



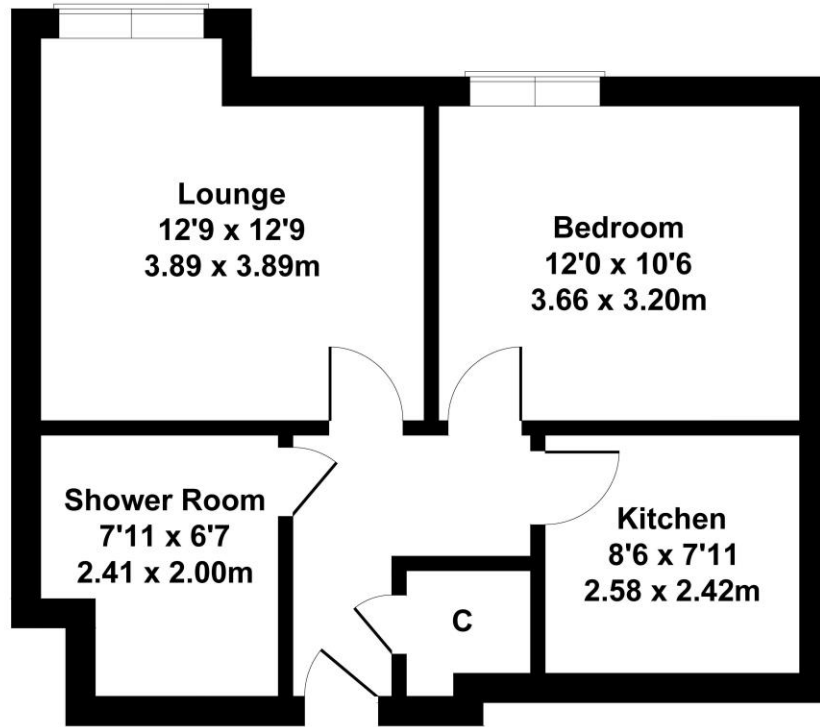
# Floorplan

**Flat 42, Walton Court, Maryville Avenue Giffnock, G46 7NE**

Approximate Gross Internal Area  
495 sq ft - 46 sq m

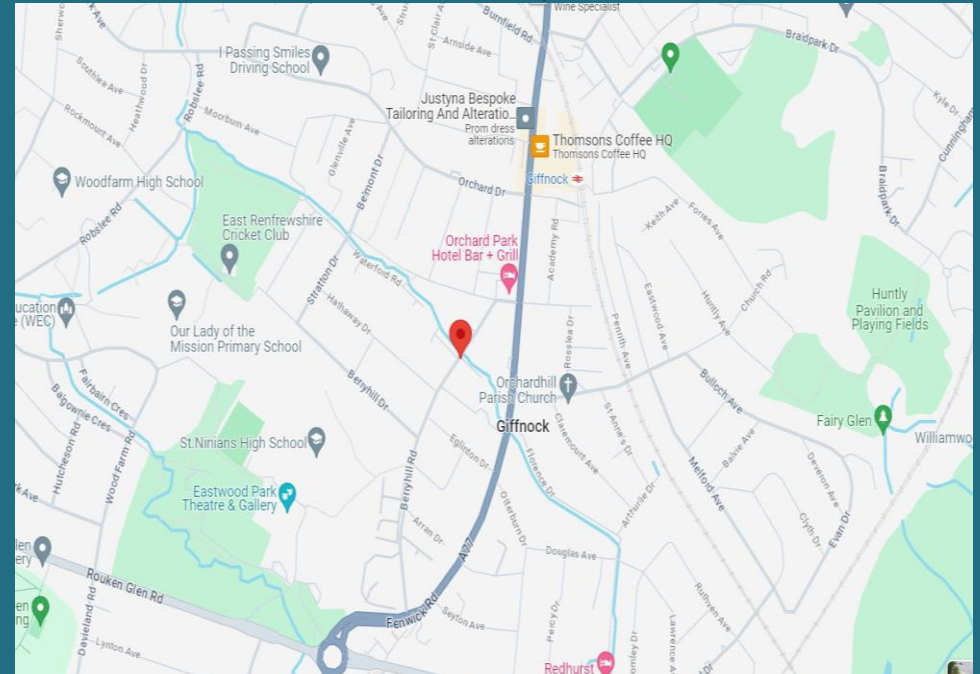


This floor plan is for guidance only and is not drawn to scale.  
LV Productions [luca@lvproductions.co.uk](mailto:luca@lvproductions.co.uk)



**GROUND FLOOR**

# Map



DISCLAIMER: Whilst we try really hard to make our sales details accurate and reliable they should not be relied on as statements or representations of fact. They do not constitute part of an offer or contract. All measurements etc are approximations. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.