



**37 MCLAREN COURT**  
GIFFNOCK

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A beautifully refurbished, first floor modern apartment set within the heart of Giffnock village.**

This first-floor apartment set within this much admired, landmark development within the heart of Giffnock offers a truly stunning interior and is undoubtedly one of the best flats we have seen within this development.

Bright, spacious and an immaculate interior, the flat has many notable improvements including a fully refitted kitchen, shower room, decoratively fully refurbished internally with modern wall coverings, floor coverings and the flat features a particularly bright interior.

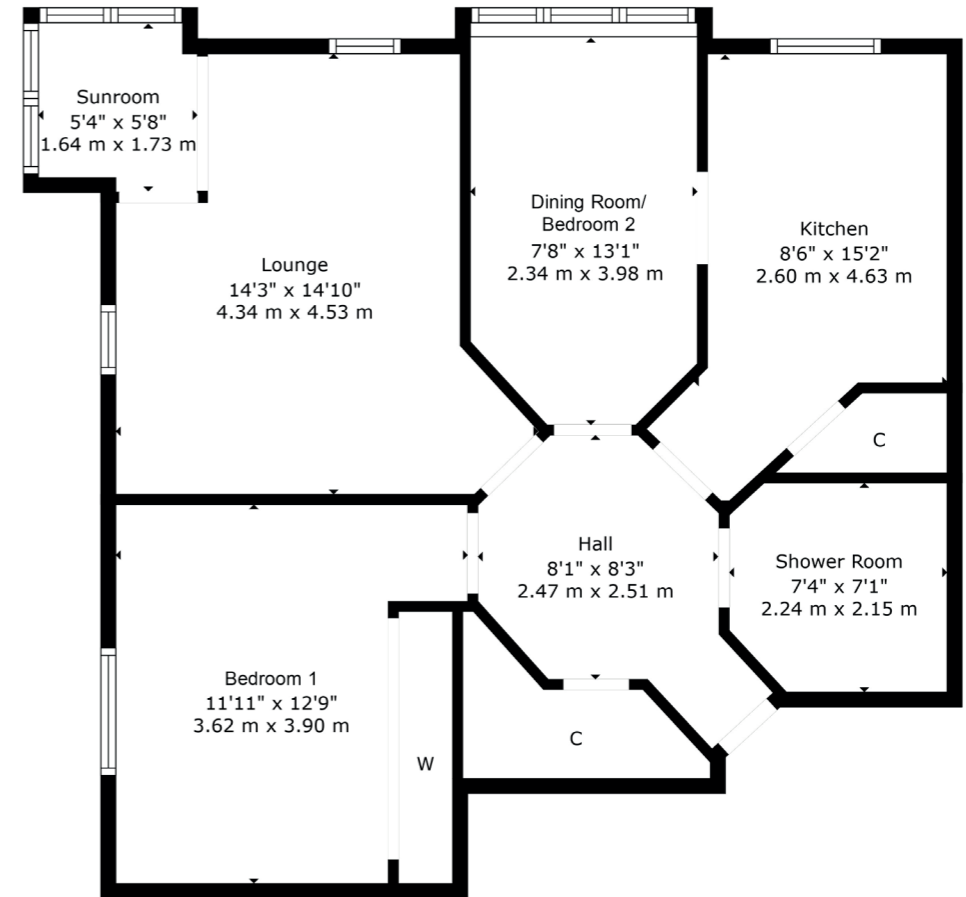
The building is entered via security entrance system where there is both stairwell and elevator access to all floors. A feature octagonal shaped reception hallway gives access to a particularly generous sized storage cupboard and the hallway gives immediate access into lounge with open glazed sunroom area, beautifully appointed contemporary fitted kitchen with a full range of units and appliances, the kitchen nicely links and is semi open to a formal dining room/second bedroom option, fully fitted master bedroom with extensive built-in storage space and fully refurbished shower room with modern finishing and tiling.

The specification of the property includes an upgraded electric heating system, double glazed windows and security entrance system.

The development is managed by a factoring agent and allocated costs include the factors management fee, buildings insurance, ground maintenance, cleaning of the common areas and the house manager.

Delightful residents' gardens are provided within the development in addition to private residents' parking.





Giffnock continues to be one of the most desirable residential suburbs on Glasgow's south side with excellent transport links via bus and train close at hand, in addition to local motorway links (M77/M8) providing swift access to the city centre and Ayrshire. There are two train stations within close proximity, Whitecraigs Train Station and Giffnock Train Station. There are numerous independent shops, restaurants and delicatessens only a short walk away. An abundance of sports and leisure facilities are available within East Renfrewshire including David Lloyd Sports Club, Nuffield Health Gym, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

**NM4253** | Sat Nav: 37 McLaren Court, Giffnock, G46 6UF

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



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