



# FLAT 1/1, 6 KENNEDY COURT

BRAIDHOLM CRESCENT, GIFFNOCK

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

**This stunning home has been meticulously upgraded in recent years and is presented to the market in turnkey condition.**

Occupying a bright first floor position in an admired Southside development, this is a tremendous example of a luxury four apartment flat. Impeccably presented and located next to numerous amenities, this property will attract immediate interest from astute buyers.

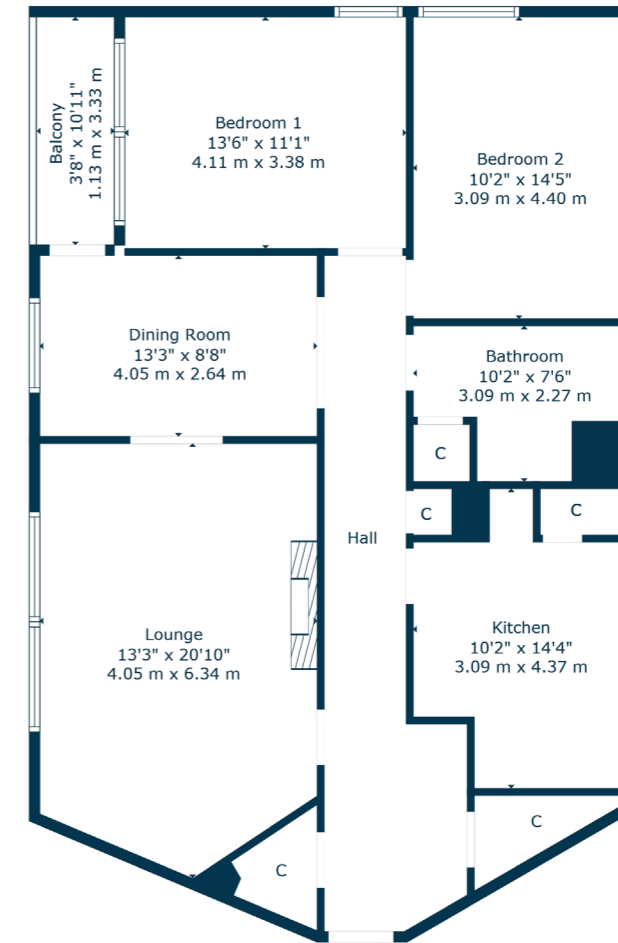
The accommodation in brief; maintained resident's foyer and stairwell to first floor level, entrance hall with storage cupboards adjacent and an outstanding living room with gas fire formed on a semi open plan basis through to a designated dining room. The dining room gives access via glazed door onto a sheltered balcony facing south-east. There are two double sized bedrooms one of which is presently used as a home office/study and a contemporary three piece shower room finished with first class sanitaryware. A fitted and integrated kitchen completes the internal accommodation and includes an instant hot water tap, fan assisted oven, grill, induction hob, warming drawer, washing machine and dishwasher. All kitchen appliances are by Neff.

The property benefits from gas fired central heating (boiler serviced 2024), an audio door entry system and double glazed window units. Tasteful décor and floor covering have been utilised throughout. A fair degree of residents and visitor parking is available externally whilst there are pleasant/established communal gardens surrounding the building. The development is maintained and managed by a long established Glasgow based firm.









Braidholm Crescent is on the doorstep of thriving amenities including the coffee houses, restaurants and gastropubs and bakeries of Giffnock. More extensive facilities are available at the Avenue shopping mall in Newton Mearns or at the Silverburn shopping centre near Pollok. Recreational pursuits within the area are available at Newlands Park or at Rouken Glen Park and there are two private gyms within 500 yards of the property. Giffnock train station is approximately 600 yards walk from the front door and the M77 connects the Southside of Glasgow to Scotland's motorway network.

**NM4426** | Sat Nav: Flat 1/1, 6 Kennedy Court, Braidholm Crescent, Giffnock, G46 6HQ

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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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