



Apt 1A Woodend, 19 Milverton Road, Giffnock

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### 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, Whitecraigs and Newton Mearns are acknowledged for their 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. Giffnock and Whitecraigs Train Station's are a short distance away, as well as bus services at Eastwood Toll.

Woodend is within walking distance of Giffnock Village local shops and restaurants and is conveniently located for access to Morrisons and Sainsburys on Fenwick Road, The Avenue Shopping Centre and 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, five a side football pitches, café and a boating pond. The property is within walking distance to Whitecraigs Train Station.

A wide range of sports and recreational facilities can be found locally to include 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, this property sits within the catchment area for the highly reputable Primary and Secondary Schools.





## Description

A spacious and bright first floor two bedroom/ two public room apartment situated within the exclusive and private residential Woodend development by Dickie Homes, close to the centre of Giffnock.

Set within extensive landscaped residents' grounds, this apartment occupies a favoured southerly facing corner position within the development and affords accommodation of a size and scale rarely seen today.

A secure controlled entry system leads to a well-kept and illuminated communal entrance foyer with elevator access to all levels. Large communal landing with storage. This first floor apartment extends to over 1,418 Sqft (132 Sqm) and offers flexible accommodation and comprises:

Impressive and welcoming reception hallway with good storage. Bright and spacious sitting /dining room with door opening to sun terrace, affording lovely southerly aspects over the landscaped resident's gardens. Formal dining / family room. The kitchen is fitted with a full complement of wall mounted and floor standing units with integrated appliances. Generous principal bedroom with fitted wardrobes and an ensuite shower room. Bedroom two, again a double size bedroom with fitted wardrobes. A bathroom with three piece suite completes the overall accommodation.

The property is further complemented by gas central heating, double glazing and is protected by an alarm system.

There is a single car lock-up garage, in addition to ample residents and guest parking.















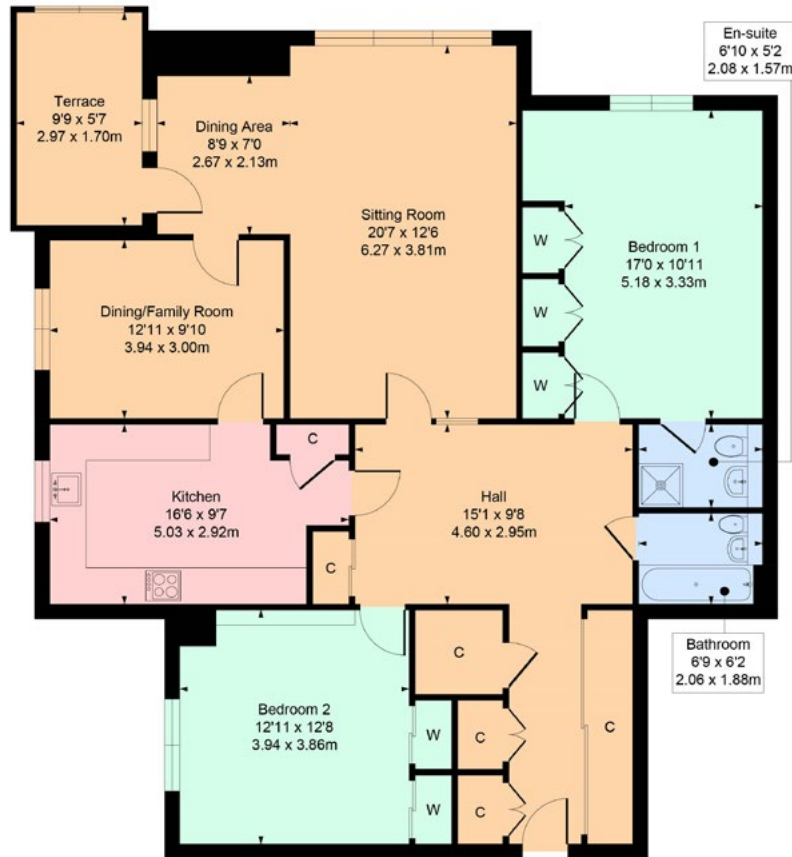




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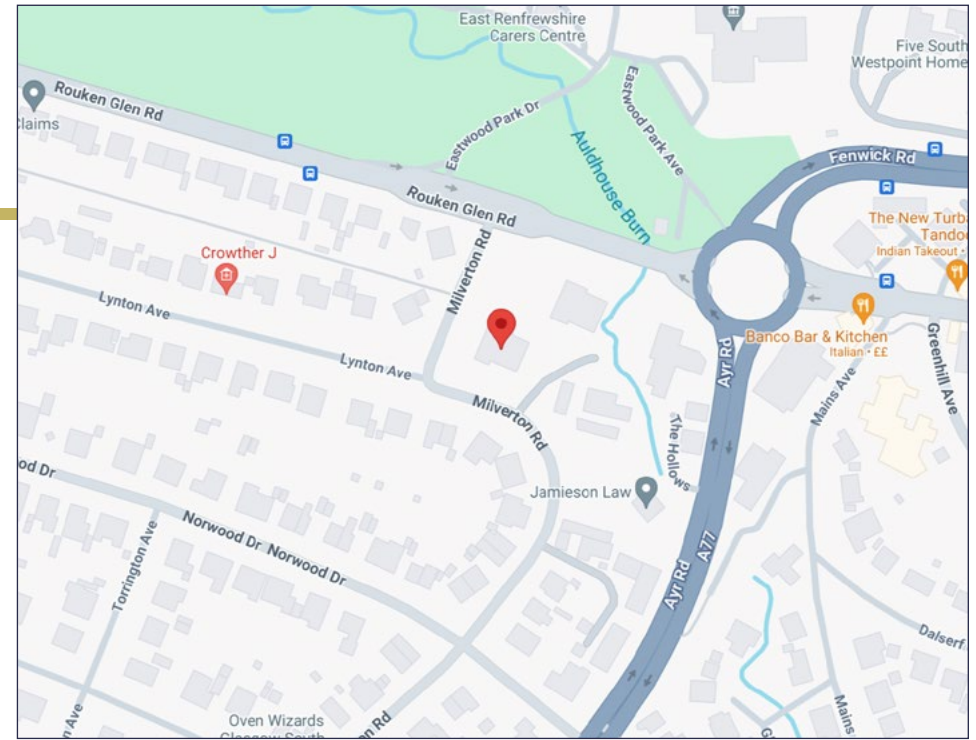
Approximate gross internal area = 1418 sq ft - 131.73 sq m



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  
46 Ayr Road  
Newton Mearns, Glasgow  
Telephone 0141 616 3960  
clarkston@nicolestateagents.co.uk

### Outgoings

East Renfrewshire Council  
Council Tax Band: G

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band B

### Services

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

### Local Authority

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

### Property Reference 3160

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