



Apt 10 The Hollows, Ayr Road, Giffnock

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### Situation

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.

The property 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 Waitrose at 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, a skate park, five a side football pitches, café and a boating pond. The property is within walking distance to Whitecraigs Train Station.

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.

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, Whitecraigs and Giffnock Tennis Clubs, 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

One of the finest apartments in Giffnock.

Rarely available, a fabulous and particularly spacious three bedroom penthouse style apartment set within the exclusive and private, 'Hollows' residential development by Dickie Homes.

The Hollows is considered to be one of the best luxury developments, built by Dickie Homes and offers a scale and size like no other within the area.

Set within well kept landscaped resident's grounds, this particular apartment, is one of the most spacious and luxurious apartments we have recently seen in the area in some time.

The Hollows development is distinguished by many design features which include high level security systems which include automatic opening entrance doors to the building, a magnificent reception lobby with stone 'minster' fireplace.

The accommodation extends to around 2,005 Sqft (186.2 Sqm) and offers flexible accommodation comprising:

An immediately impressive 47ft reception hallway with excellent storage. French doors open to a light and spacious sitting room centred around an inglenook feature fireplace. Door opens to private balcony, enjoying a south westerly orientation, overlooking the attractive resident's gardens. Stunning combined sitting room/dining room and kitchen. Comfortable family area on an open plan arrangement to dining room and the well appointed integrated kitchen. Separate utility room. Generous principal bedroom with walk-in dressing room and spacious ensuite bathroom and separate shower enclosure. Second double bedroom with walk-in dressing room and ensuite bathroom. Third double bedroom with fitted wardrobe. An attractive guest WC/shower room completes the accommodation.

The property is further complemented by gas central heating, double glazing and is protected by an alarm system. There is a single garage with a remote controlled access door. Residents parking.



















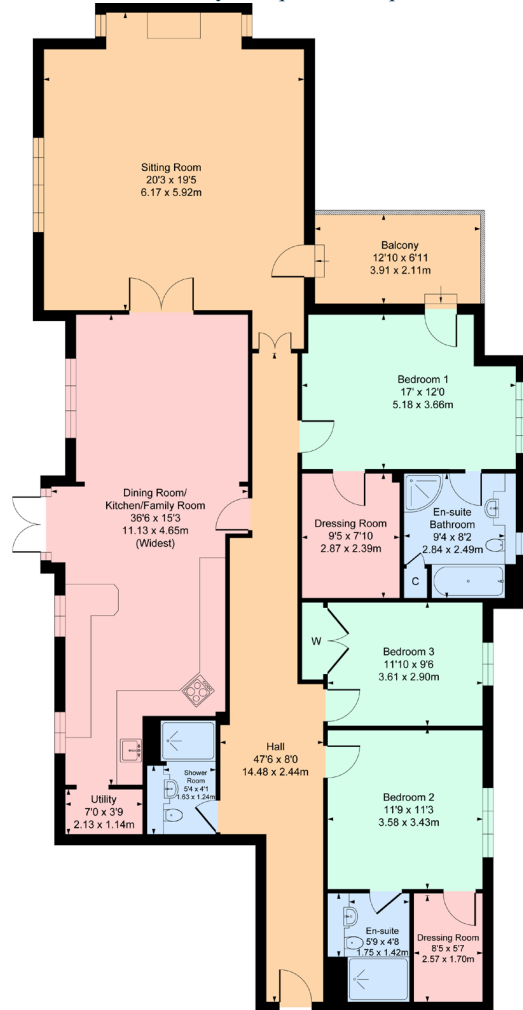


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### Apt 10 The Hollows, Ayr Road, Giffnock, G46 7JB

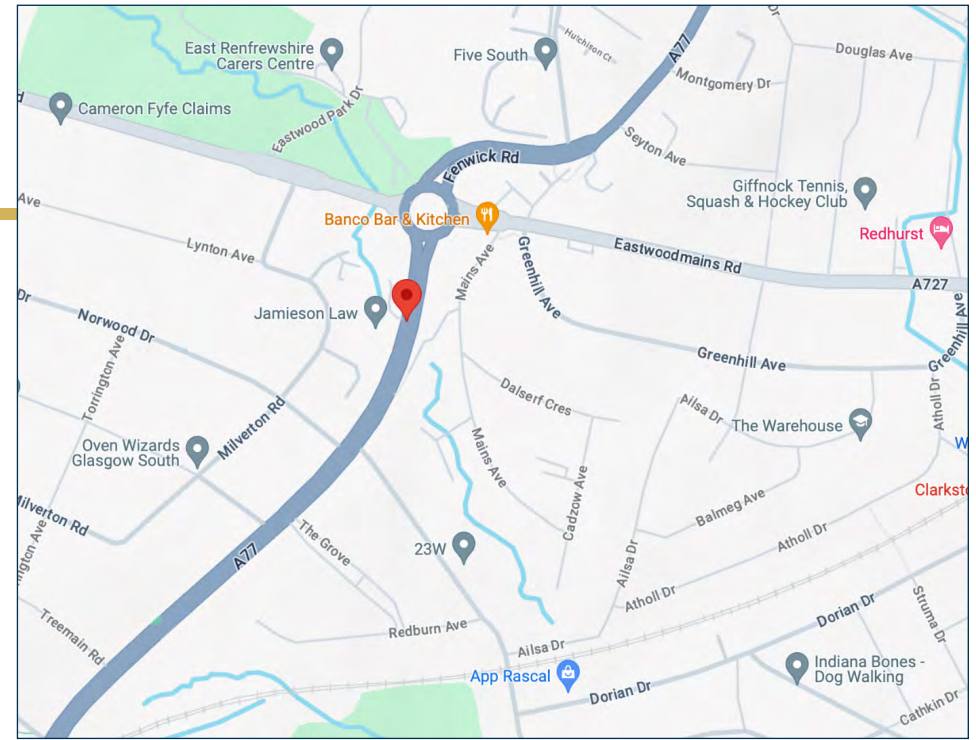
Approximate gross internal area 2,005 sq ft - 186.27 sq m  
Balcony 88 sq ft - 8.17 sq m



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 G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

#### Outgoings

East Renfrewshire Council  
Band G

#### Fixtures and 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, 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 3206

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