



Apt 12, Hilltree Court, 96 Fenwick 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.

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.

The property is centrally located for 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. The property is within walking distance to Giffnock Train Station. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, café and a boating pond.

A wide range of sports and recreational facilities can be found locally to include Eastwood Park Theatre, 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.











## Description

A well presented ground floor one bedroom retirement apartment, set within this popular and conveniently located modern McCarthy & Stone development, located just a short walk from public transport links and local shops on Fenwick Road.

The entrance foyer is particularly impressive, offering residents social areas, which include: a beautifully maintained residents' lounge, restaurant providing subsidised lunches and a bright and welcoming conservatory overlooking Fenwick Road.

There is elevator access to all floors and all apartments are accessed via broad well-kept and illuminated hallways.

This well maintained apartment comprises:

Reception hall with storage cupboard. Bright sitting/dining room with full height windows and Juliet balcony. Well appointed separate kitchen with a range of floor and wall mounted cabinets and integrated appliances. Spacious double bedroom with fitted wardrobes. A wet room with separate bath completes the accommodation.

There is a house manager service, domestic staff and emergency pull cords throughout the apartment all providing residents with support. It is a condition of purchase that all residents must meet the age requirements of 70 years.

The property is further complemented by double glazing, electric storage heating, secure entry system and well maintained landscaped communal garden grounds with social seating areas. Private residents' parking facilities are offered together with a mobility scooter storeroom. In addition, there is a guest suite for visiting family members and a laundry room. The property is maintained by McCarthy & Stone.



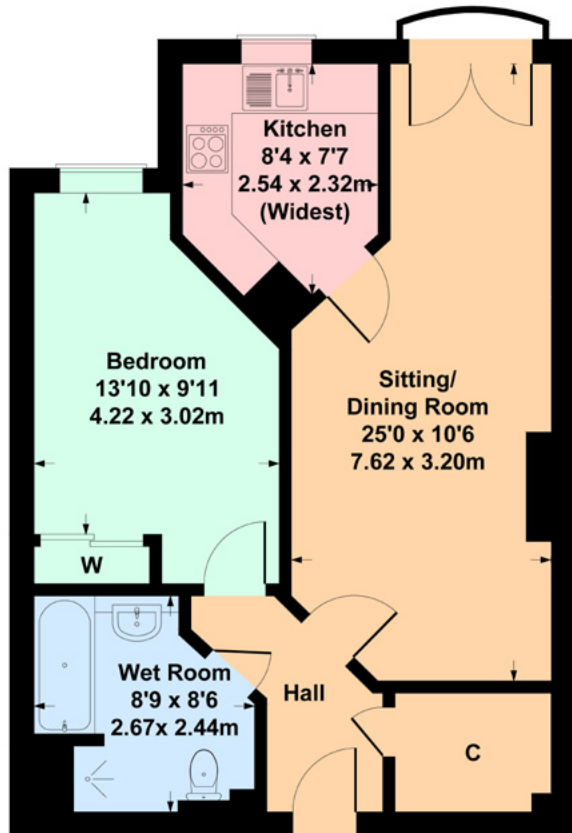


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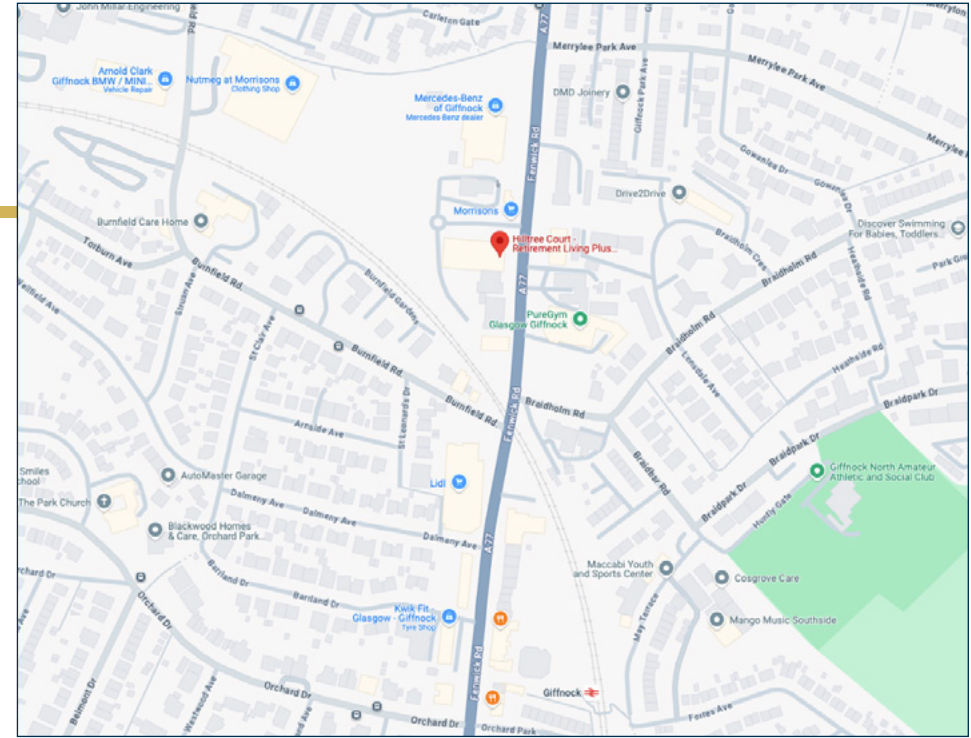
Approximate gross internal area 603 sq ft - 56 sq m



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 D

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band

### Services

The property will be supplied by mains water and electricity. Electric central heating.

### Local Authority

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

Property Reference 3217

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

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