



Apt 4, 6A Mains Avenue, 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, as well as Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs tennis Club and 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

Seldom available, a bright, well presented and spacious first floor apartment situated within this sought after residential development by Bryant Homes, close to the centre of Giffnock.

Set within well tended landscaped residents' grounds, this particular apartment occupies a favoured position within this development, enjoying southerly and easterly aspects from its three private terraces.

Secure controlled entry leads to a well-kept and illuminated communal entrance foyer with elevator access to all levels. The apartment extends to nearly 1435 Sqft (135 Sqm) and offers flexible accommodation comprising:

Entrance hall with and guest WC. An impressive reception dining hallway allows access to all other apartments and has French doors opening to an easterly facing balcony overlooking Mains Avenue. Bright, corner position sitting room with French doors opening to the south westerly facing terrace.

Well appointed dining kitchen with a full complement of wall mounted and floor standing units and complementary worktop surfaces. French doors from the kitchen open to the terrace. Generous dual aspect principal bedroom with fitted wardrobes with a southerly facing balcony and refitted ensuite shower room. Second double bedroom with refitted ensuite shower room and French doors to a Juliette style balcony. A useful study completes the accommodation.

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

There is underground parking for two cars with elevator access from the car park to all levels.























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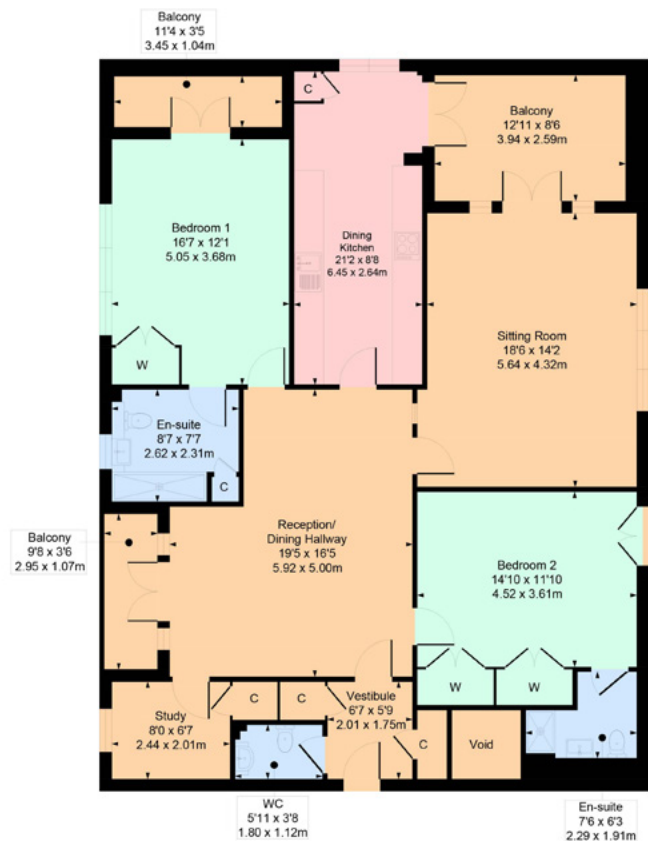


## Apt 4, 6A Mains Avenue, Giffnock, G46 6QY

Approximate gross internal area = 1455 sq ft - 135.17 sq m

Balconies = 186 sq ft - 17.27 sq m

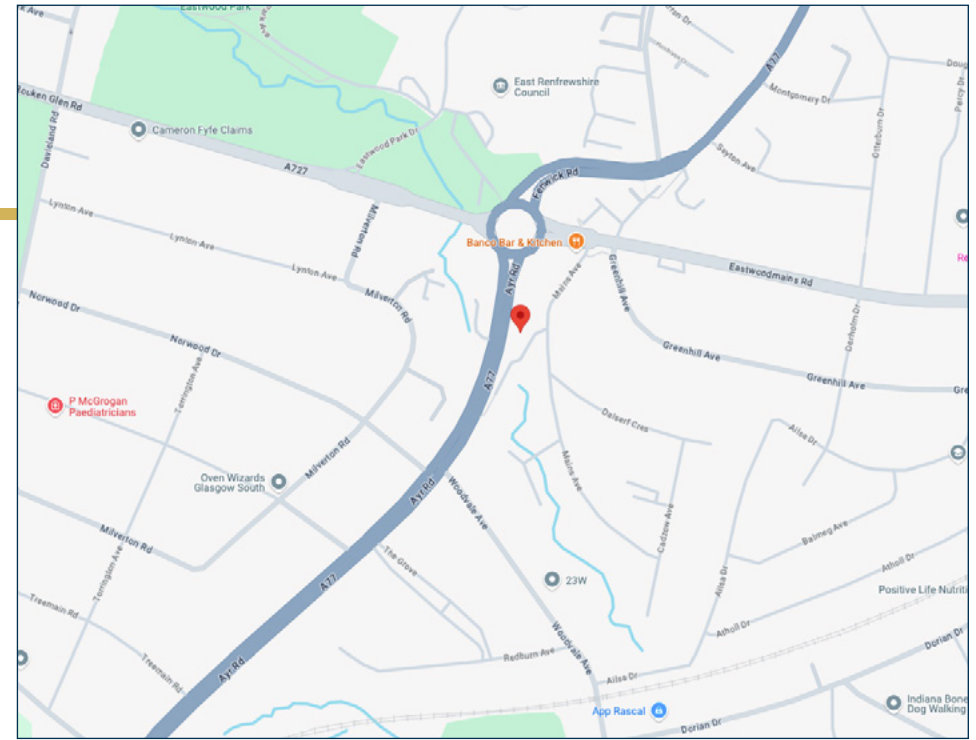
Total = 1641 sq ft - 152.44 sq m



### 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

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

Council headquarters

Eastwood Park

Rouken Glen Road

Giffnock G46 6UG

Tel: (0141) 577 3000

### Property Reference 3304

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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