



Apt 11 The Hollows, Ayr Road, Giffnock, G46 7JB

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

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 and Giffnock Train Stations.

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.

















Nicol Estate Agents

Property Description

Seldom available, a particularly spacious three bedroom/two public room top floor apartment set within the exclusive and private, 'Hollows' residential development by Dickie Homes, located just a short walk from public transport links including Whitecraigs and Giffnock Train Stations, and local shops on Fenwick Road.

Built by Dickie Homes, The Hollows is an extremely sought after luxury development, set within extensive landscaped residents' grounds. This apartment occupies a favoured corner position within the development and affords accommodation of a size and scale rarely seen today.

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 and lift access to all floors.

The accommodation extends to around 2,000 Sqft (186 Sqm) and offers flexible accommodation comprising:

An immediately impressive 40 foot reception hallway provides a grand sense of arrival and benefits from excellent built-in storage. French doors lead through to a bright and spacious sitting room, centred around an attractive feature fireplace. A further door opens onto a private balcony with a peaceful south-westerly aspect, enjoying afternoon sun and views over the beautifully maintained residents' gardens. The accommodation also includes a separate dining/family room and a well-appointed, dining-style kitchen, complemented by a discreet utility cupboard. The generous principal bedroom features a walk-in dressing room and a spacious ensuite bathroom with a separate shower enclosure.

The property is further complemented by gas central heating, double glazing, loft storage, well kept residents' gardens, and is protected by an alarm system.

There is a single garage with a remote controlled access door.

www.nicolestateagents.co.uk





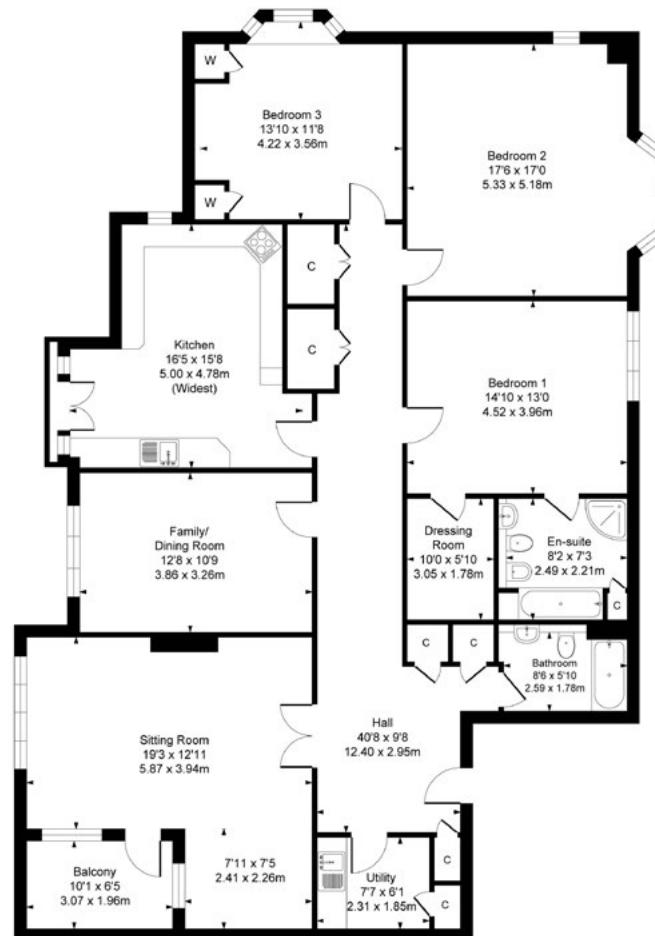






11 The Hollows, Giffnock

Approximate Gross Internal Area
Main House = 1941 sq ft - 180.32 sq m
Balcony = 58 sq ft - 5.38 sq m
Total = 1999 sq ft - 185.70 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.



Nicol Estate Agents

Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band G

Fixtures & 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, gas and electricity. Gas central heating.

Local Authority

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

Property Reference

3521