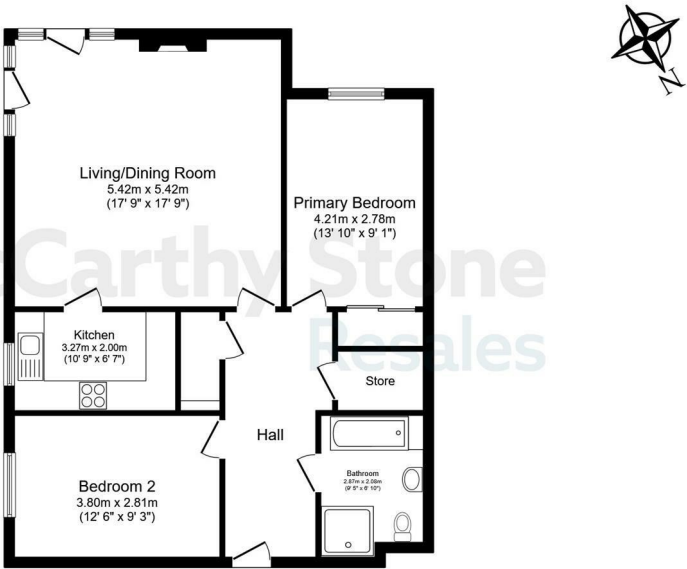
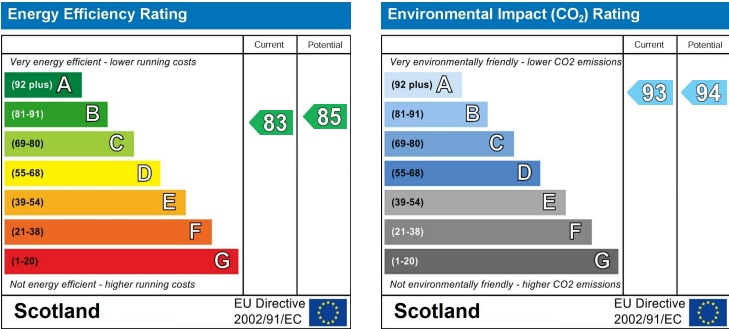
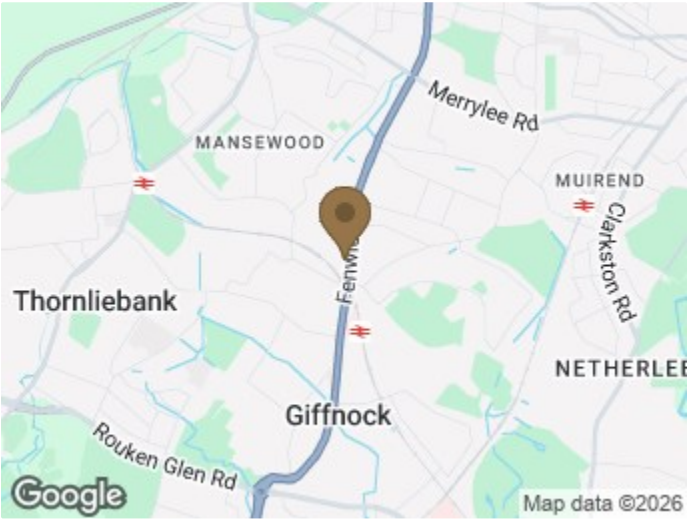




Total floor area 83.3 sq.m. (897 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



43 Hilltree Court

96 Fenwick Road, Giffnock, G46 6AA

2 | 1 | Council Tax: E

Looking for the perfect property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 43 Hilltree Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £198,000
Freehold

Key Features

- Estates Manager, YourLife team & 24 hour on-site management
- Table service bistro/conservatory with subsidised nutritious lunches
- Personal extra care packages available by arrangement
- Domestic assistance (one hour per week included in service charge)
- Beautiful residents' lounge with social activities & coffee mornings
- Full wheelchair accessibility
- Guest Suite/Laundry Room
- Landscaped gardens & courtyard seating area
- Car parking by permit (fee applicable), subject to availability
- Bus stops outside development and excellent amenities within walking distance

43 Hilltree Court, Giffnock

Summary

Hilltree Court was purpose built by McCarthy & Stone for assisted living. The development consists of 57 one and two-bedroom assisted living apartments for the over 70s. There is an Estate Manager and team on site 7 days a week with 24 hour cover plus a 24-hour emergency call system provided via a personal pendant alarm and with call points within the apartment. All areas in the development are designed to be readily accessible with mobility aids. There is a beautiful Homeowners' lounge where you can enjoy a coffee and catch up with your neighbours and take part in the organised social activities if you wish, a great way to get to know other Homeowners. The restaurant offers subsidised three course nutritional lunches served at 12.30pm and light snacks can be arranged by request in the evening. There are well maintained landscaped gardens with seating area. There is a guest suite for visitors who wish to stay (additional charges apply).

It is a condition of purchase that all residents must meet the minimum age requirement of 70 years.

Local Area

Hilltree Court is situated in the suburb of Giffnock a well established and attractive area nestled approximately 4 miles to the south of Glasgow City Centre. Giffnock's shopping facilities offer an array of choices from small independent stores to larger chain stores like Morrisons and a post office within a short walking distance from the development. There is also Sainsburys and Lidl supermarkets together with Majestic Wine Warehouse, giving even the most discerning shoppers plenty of choice! There are excellent bus and rail links close to hand.

43 Hilltree Court

Apartment 43 has been refurbished with fresh decor and new carpets laid, enhancing this spacious apartment with dual aspect living room, overlooking the attractive communal grounds and street view. Easy access to to the communal lift and facilities on offer including the residents' lounge, table service restaurant, function suite, main entrance and residents' car park. There is a laundry room and guest suite on the lower ground level.

Entrance Hall

Welcoming large entrance hallway with two walk-in storage cupboards. There is a 24-hour emergency response pull cord system with additional pull cord's in the bedroom's and bathroom, for peace of mind, pendants are also provided. There are illuminated light switches, a smoke detector and secure door entry system.



Living Room

A generous bright and spacious living room with dual aspect benefitting two Juliet balconies with Venetian blinds, overlooking the well maintained grounds. There is a decorative fire surround with electric fireplace (coal effect with heating as an option) and ample raised electric power sockets. The room can easily accommodate a dining table and chairs. The partial glazed door leads onto a separate kitchen.

Kitchen

Well appointed fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever taps. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, half size dishwasher and a washer/dryer. There is under pelmet lighting, a floor level heater and the window can be operated via an electric switch, for ease.

Primary Bedroom

Good sized double bedroom with built in mirror wardrobe, ceiling lights, TV and phone point. Ample room for bedroom furniture. There are boxed pelmets and Roman blinds in both bedrooms.

Bedroom Two

A further double bedroom which could also be used as a hobby room or snug. There is plenty room for furniture, TV and phone point.

Bathroom

Fully tiled bathroom fitted with a suite comprising of a bath and a wet room style area with shower facility, WC, vanity unit with sink and mirror above. There is a heated towel rail, Dimplex wall mounted heater and emergency pull cord.

Inclusions & Additional Notes

Inclusions:

Curtains (Decorative only to frame windows), pelmets, blinds and integrated appliances. Plumbing is currently protected by "Gledhill Response Complete Care and Breakdown Agreement".

Additional Notes:

- Fibre to the cabinet broadband (Check <https://www.openreach.com/fibre-checker/standard-broadband-for-speeds>)
- Mains water and electricity
- Electric room heating
- Mains drainage



 2 |  1 | Offers over £198,000

Service Charge

Service Charge is £1,218.91 per annum for the year ending 31/8/2027

- Cleaning of internal communal windows, all external windows and communal areas
- Communal laundry room
- One hour domestic cleaning per week and included in the service charge with additional personal care and support available at an extra charge, adapted to suit your needs, please enquire further
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings Insurance
- All day use of communal residents' lounge with complimentary tea, coffee and biscuits
- Subsidised residents' 2/3 course nutritious meal service in restaurant
- Mobility scooter storage

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

