



**21 Homeglen House, 39 Maryville Avenue, Giffnock G46 7NF**

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## Situation

Giffnock is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Homeglen House is conveniently located for access to Lidl, Morrison's and Sainsbury's on Fenwick Road as well as The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park.

This popular 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. Giffnock is considered one of the primary residential suburbs on the south side of Glasgow. The Sunday Times newspaper has voted Giffnock in the top 100 places to live within the UK.











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## Property Description

Preferred ground floor retirement flat set within a much admired and most convenient modern McCarthy & Stone development, located just a short walk from public transport, local shops, post office and health surgeries.

When entering the apartment block is a well maintained residents' lounge. There is elevator access to all floors and all apartments are accessed via broad well-kept and illuminated hallways.

The apartment affords a reception hall. Bright combined sitting/ dining room separate modern kitchen with a range of floor and wall mounted cabinets and integrated appliances. Double bedroom with fitted wardrobes. Shower room with three piece suite. There is a house manager service and emergency pull cords throughout the apartment providing residents' with support.

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.



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## Flat 21, Homeglen House, Giffnock

Approximate Gross Internal Area

478 sq ft - 44.40 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.



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### Viewing

By appointment through  
Nicol Estate Agents  
**Clarkston**

### Outgoings

East Renfrewshire Council  
Band C

### Fixtures & Fittings

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

### Energy Efficiency Rating

Band tbc

### 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

CLA652