



73 Woodlands Park
Glasgow
G46 7RZ



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

LOCATION

Woodlands Park is within walking distance to local shops in Thornliebank and is conveniently located for access to The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. Thornliebank Train Station is within walking distance, while Patterson and Whitecraigs Train Stations are within a short drive of this property. Local sports and recreational facilities include Rouken Glen Park, 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.

ACCOMMODATION

This charming 2 bed apartment has been well maintained and is presented to the market in good internal condition with the further advantage of its own private rear garden and dedicated parking space.

The accommodation comprises; entrance via stairwell to the upper hallway leading through to a good-sized lounge, to the rear can be found modern kitchen, which is large enough to breakfast in and has a good range of base and wall mounted storage units. Two double bedrooms, which feature built in mirrored wardrobes storage and finally the main shower room, which has been refitted with a two piece suite, large walk in shower cubicle and coordinated tiling. The property has gas central heating, double-glazed window formations, ample residents parking and its own private garden area to the rear. This upper apartment is set within a popular residential development and a quiet and highly convenient location for all local amenities. Set within beautifully maintained garden grounds, the property would suit a wide range of buyers. The property is in true turnkey condition with viewing strongly recommended.

MEASUREMENTS

Lounge	12'45 x 15'28
Kitchen	10'49 x 6'86
Principle Bedroom	10'46 x 17'26
Bedroom Two	10'46 x 9'97
Bathroom	6'40 x 6'84

Council Tax Band D

EPC Band C

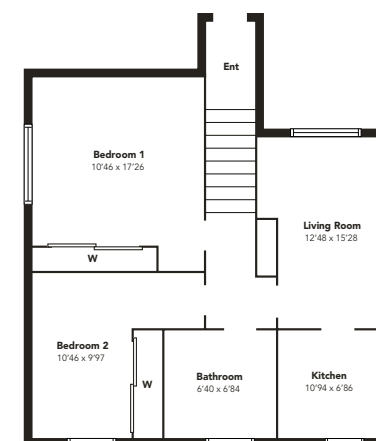
Factored Grounds.

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211



Floorplans are indicative only - not to scale
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