



Apt 33 Hilltree Court, 96 Fenwick Road, Giffnock G46 6AA

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Property Description

A well presented first floor two bedroom retirement apartment, set within this popular and conveniently located modern McCarthy & Stone Retirement Living PLUS development, located just a short walk from public transport links and local shops on Fenwick Road.

The social areas within the development are particularly impressive offering residents a beautifully maintained residents lounge with regular social activities and include subsidised lunches. There is a bright and welcoming conservatory overlooking Fenwick Road.

There is elevator access to all floors, and all apartments are accessed via broad well-kept and illuminated hallways.

This well maintained apartment comprises:

Reception hall with two large storage cupboards. Bright sitting/dining room with full height windows and Juliet balcony overlooking Fenwick Road. Well appointed separate kitchen with a range of floor and wall mounted cabinets and integrated appliances. Two double bedrooms. A shower wet room with separate bath completes the accommodation.

There is a house manager service, domestic staff and emergency pull cords throughout the apartment all providing residents with support. It is a condition of purchase that all residents must meet the age requirements of 70 years. Residents are provided with 24 Hour emergency and on-site 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 together with a mobility scooter storeroom. In addition, there is a guest suite for visiting family members and a laundry room. The development offers flexible care packages to meet most needs'









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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.

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.

The property is centrally located for 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. The property is within walking distance to Giffnock Train Station. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, café and a boating pond.

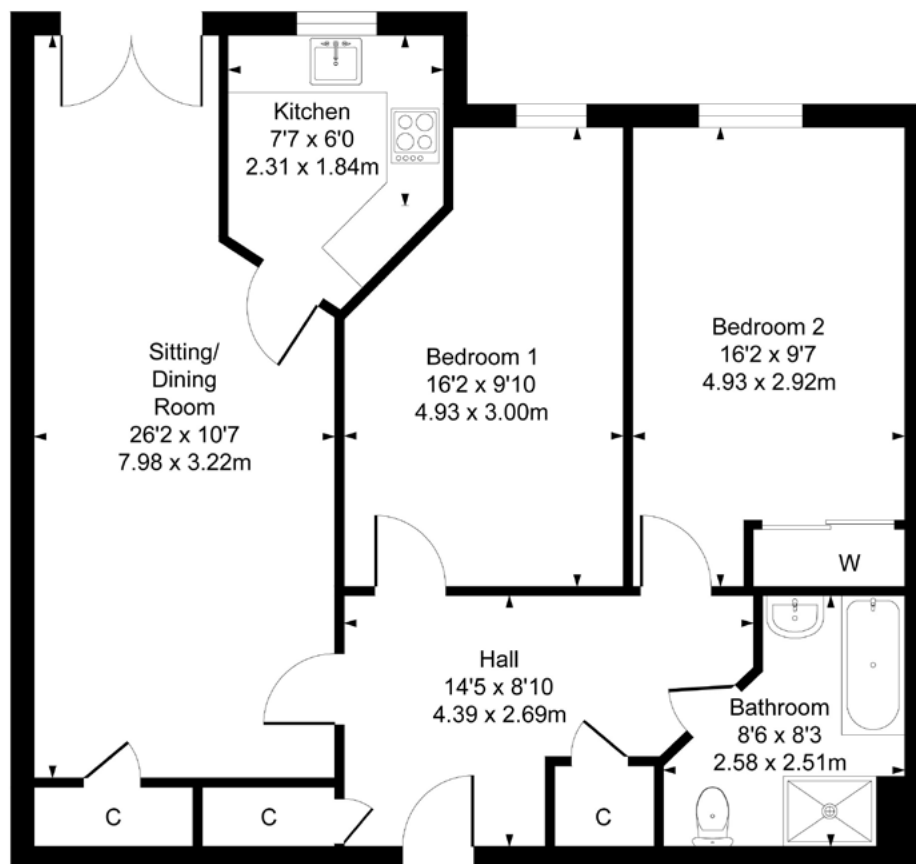
A wide range of sports and recreational facilities can be found locally to include Eastwood Park Theatre, David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock health clubs, Cathcart, Williamwood and Whitecraigs Golf Clubs, Giffnock Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.





33 Hilltree Court, Giffnock

Approximate Gross Internal Area
824 sq ft - 76.55 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
Newton Mearns

Outgoings

East Renfrewshire Council
Band E

Fixtures & Fittings

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

Energy Efficiency Rating

Band B

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

3649

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