



Apt 10A Brisbane Court, Braidpark Drive, Giffnock G46 6LX

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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 located in close proximity to Giffnock Village local shops and restaurants and is conveniently located to 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, a great adventure play area, a skate park, five a side football pitches, 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, Pure Gym, Nuffield Giffnock Health Clubs, as well as 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.











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Property Description

Seldom available, an upgraded and well presented two bedroom ground floor apartment with single garage, located within this continually sought after development by Dickie Homes, set within attractive landscaped resident's gardens, close to the centre of Giffnock.

The complete accommodation comprises:

Security entry system leads to a well kept communal entrance hall. Reception hallway with good storage and underfloor electric heating. Bright and spacious bay window sitting room with a sit out southerly facing sun balcony. Well appointed refitted breakfasting kitchen with a full complement of wall mounted and floor standing units. Bedroom one with a refitted ensuite shower room and fitted wardrobes. Bedroom two, again a double overlooks the rear of the development. The upgraded bathroom completes the accommodation.

The property is further complemented by electric heating, double glazing and a security entrance system.

Well kept communal gardens. Residents parking and additional lock-up single garage with remote door.

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10 A Brisbane Court, Glasgow G46

Approximate Gross Internal Area

Main House 830 sq ft - 77.10 sq m

Garage 171 sq ft - 15.88 sq m

Total 1001 sq ft - 92.98 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 E

Fixtures & Fittings

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

Energy Efficiency Rating

Band E

Services

The property is supplied by mains water, electricity and drainage. Electric central heating.

Local Authority

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

Property Reference

CLA 683

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