



**0/1, 1 Kennedy Court, Braidholm Crescent, G46 6HH**

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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 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, Nuffield Giffnock health clubs, as well as Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs tennis Club and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.







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## Property Description

Seldom available, a beautifully presented and particularly spacious two bedroom ground floor apartment, situated within this continually popular development, located in the centre of Giffnock.

Internally this apartment has been refurbished and affords bright and flexible accommodation comprising:

A secure controlled door entry system leads to a well-kept and illuminated communal entrance and stairwell.

A generous and welcoming reception hallway with storage. Bright and well presented sitting room. Dining room. Well appointed refitted kitchen with a full complement of wall mounted and floor standing units, island unit and complementary worktop surfaces. Generous principal bedroom with fitted wardrobes. Second double bedroom. An attractive modern shower room completes the accommodation.

The property is further complemented by a controlled door entry security system, gas central heating, double glazing, residents parking and single garage. In addition, there is storage cupboard in the communal hall, providing extensive storage.



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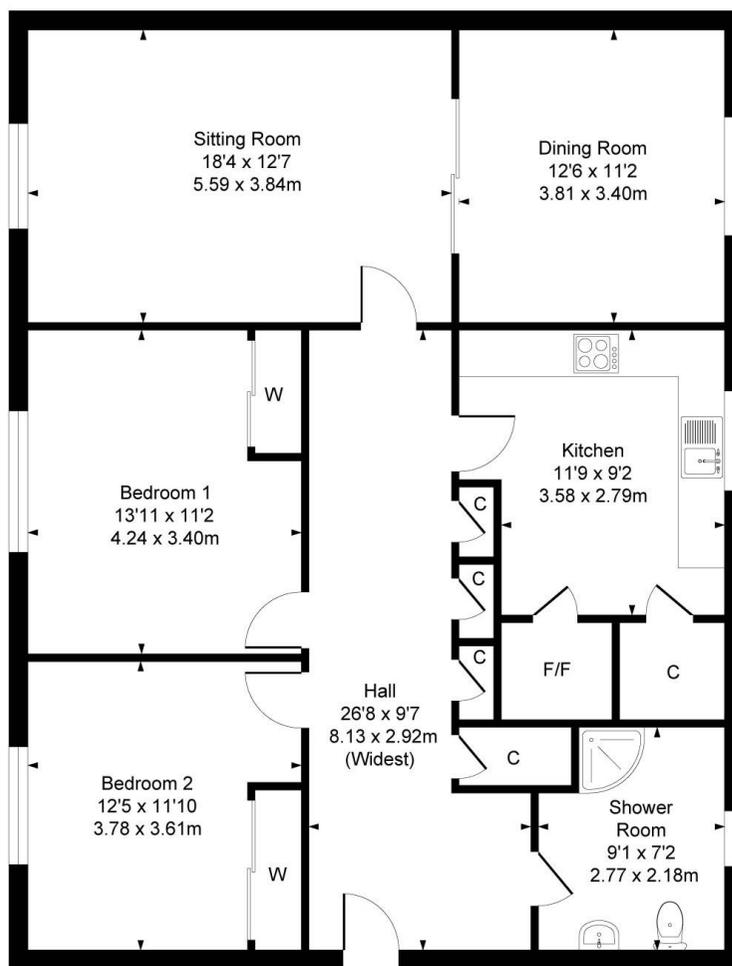








**0/1, 1 Kennedy Court**  
Approximate Gross Internal Area  
1195 sq ft - 110.92 sq m



**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  
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**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 tbc

**Services**

The property will be supplied by mains water, gas and electricity. Gas central heating.

**Local Authority**

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

**Property Reference**

3552