



Apt 3A, 2 Hutchison Court, Berryhill Road, Giffnock, G46 7NN
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Situation

Hutchison Court is quietly situated off Berryhill Road and is surrounded by beautiful landscaped mature residents' gardens with expansive lawns.

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.

The property is within walking distance of Giffnock Village local shops and restaurants and is conveniently located for access to Morrisons and Sainsburys on Fenwick Road, The Avenue Shopping centre and Greenlaw Village Retail Park. 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. The property is within walking distance to Giffnock, Whitecraigs and Williamwood Train Stations.

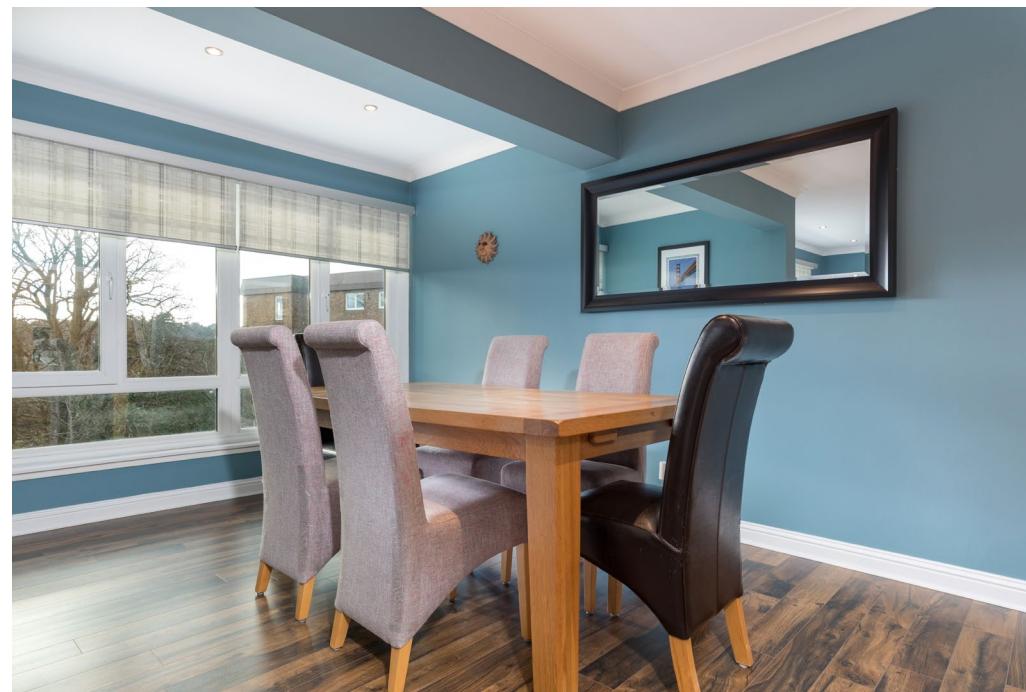
This popular and leafy suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

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

In addition, this property sits within the catchment area for the highly reputable Primary and Secondary Schools.













Seldom available, this particularly spacious and comprehensively refurbished two bedroom third floor apartment, enhanced by a generous dining room, open plan to kitchen, is set within an exclusive and private Dickie Homes development, surrounded by beautifully maintained landscaped residents' grounds and conveniently positioned close to the heart of Giffnock.

Extending to approximately 1577 Sqft (145 Sqm) this apartment affords generously proportioned and flexible accommodation within this recently re-roofed building (2019), finished to an impressive standard throughout.

A secure controlled entry system provides access to a well-presented and illuminated communal entrance foyer, with lift access to all levels. The communal areas have been tastefully upgraded and include a spacious landing with additional private storage.

The apartment is entered via an impressive 30foot reception hallway, creating an immediate sense of space and offering excellent storage solutions. The bright and expansive corner lounge/dining room with feature fireplace, enjoys attractive open aspects across the residents' gardens, providing an elegant and inviting living environment.

A particular highlight of the home is the stunning open-plan living, dining and kitchen, enjoying views over the surrounding area and towards Glasgow. Well appointed kitchen, thoughtfully designed and fitted with a comprehensive range of wall-mounted and floor-standing units, integrated appliances, and complementary quartz work surfaces, ideal for both everyday living and entertaining.

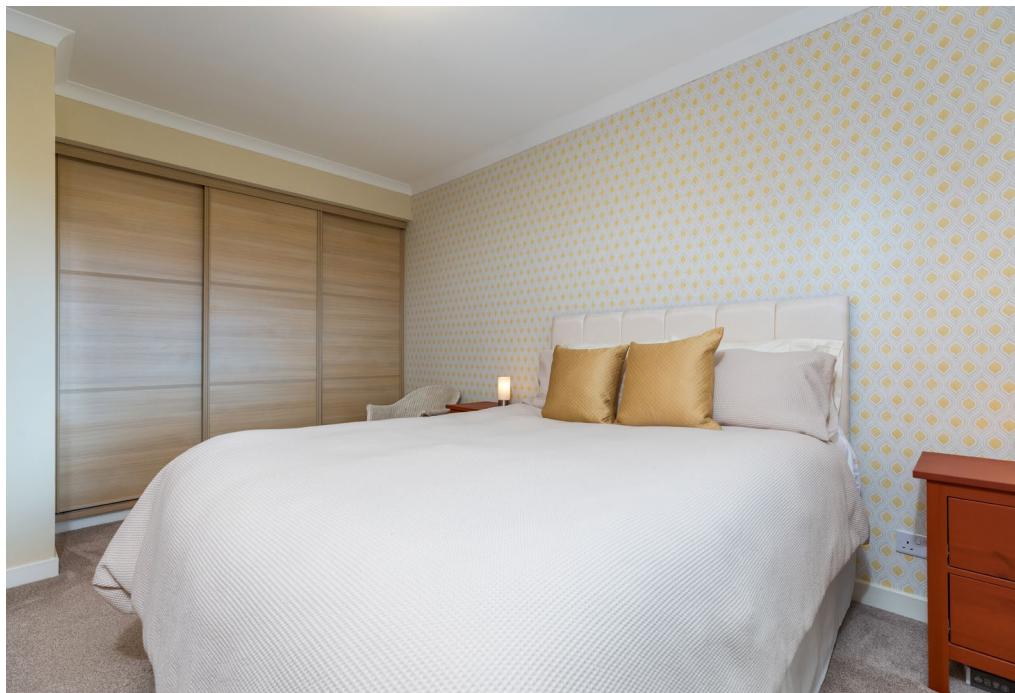
The generous principal bedroom features fitted sliding wardrobe doors and a beautifully refitted en-suite shower room with a storage cupboard. Bedroom two is also a well-proportioned double room, again benefiting from fitted sliding wardrobe doors. Both bedrooms have elevated aspects over the surrounding neighbourhood towards Glasgow City Centre. An attractively refitted shower room with a three piece suite completes the overall accommodation.

The property is further complemented by gas central heating, with a replacement boiler, radiators and a Nest thermostat, replacement internal doors and sliding wardrobe doors, LED energy efficient downlighters, and replacement double glazing. The property also has hard wired ethernet (Cat 5 cable) for TV and Internet.

There is a single car garage with remote controlled door, in addition to residents and guest parking.

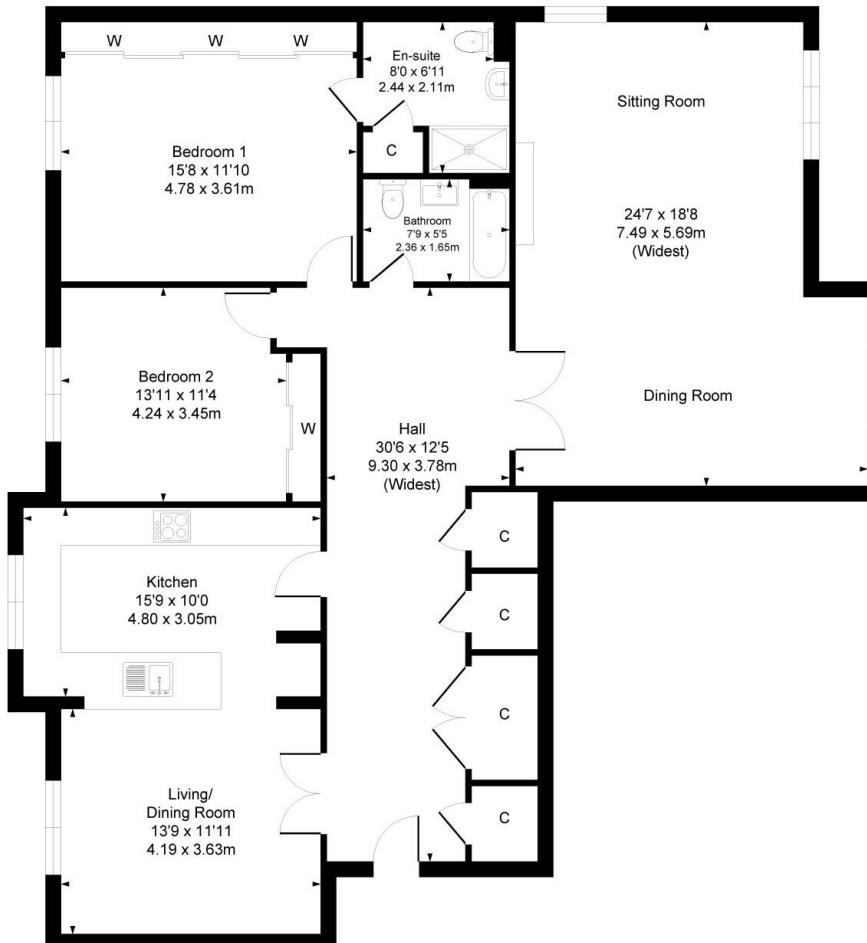






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Approximate Gross Internal Area
1577 sq ft - 146.50 sq m



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 G

Fixtures & Fittings

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

Energy Efficiency Rating

Band C

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

3534