



Apt 3, 6A Mains Avenue, Giffnock, G46 6QY

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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.

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 Waitrose at 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 Whitecraigs Train Station.

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, 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.

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







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Property Description

Seldom available, a well presented and particularly spacious ground floor apartment situated within this sought after residential development by Bryant Homes, close to the centre of Giffnock.

Secure controlled entry leads to a well-kept and illuminated communal entrance foyer with elevator access to all levels. The apartment extends to nearly 1636 Sqft (152 Sqm) and offers flexible accommodation comprising:

Entrance hall with storage, cloakroom and a guest WC. An impressive family/ dining room allows access to all other apartments and has French doors opening to a terrace overlooking Mains Avenue. Spacious sitting room with French doors opening to the terrace. Well appointed dining kitchen with a full complement of wall mounted and floor standing units and complementary worktop surfaces. Door from the kitchen opens to the terrace. Generous principal bedroom with fitted wardrobes and ensuite bathroom room with separate shower enclosure. Second double bedroom with ensuite shower room. A useful utility room completes the accommodation.

The property is further complemented by video entry system, gas central heating, double glazing and is protected by an alarm system. Well tended landscaped residents' grounds,

There is underground parking with elevator access from the car park to all levels.

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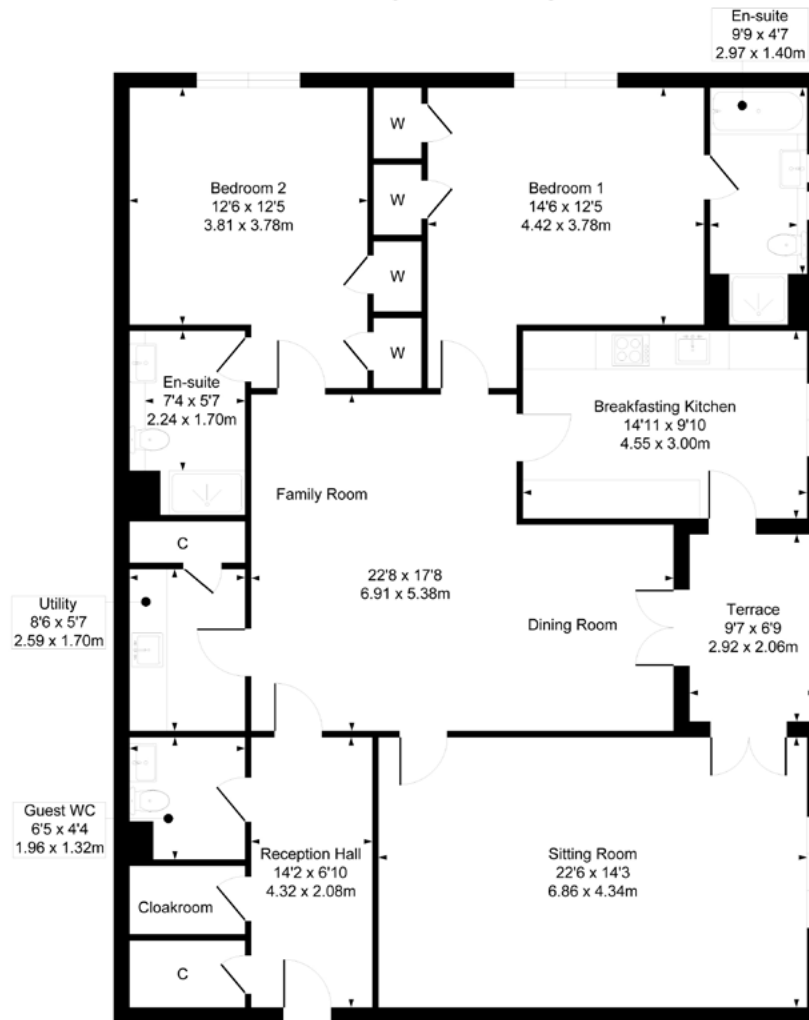






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Approximate Gross Internal Area
1636 sq ft - 151.98 sq m



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
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 B

Services

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

Local Authority

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

Property Reference

3519

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