



# 3 THE HOLLOWES

GIFFNOCK

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**3 | BEDROOMS**

**3 | BATHROOMS**

**1/2 | PUBLIC ROOMS**

**A luxury ground floor apartment within this flagship development by Dickie Homes.**

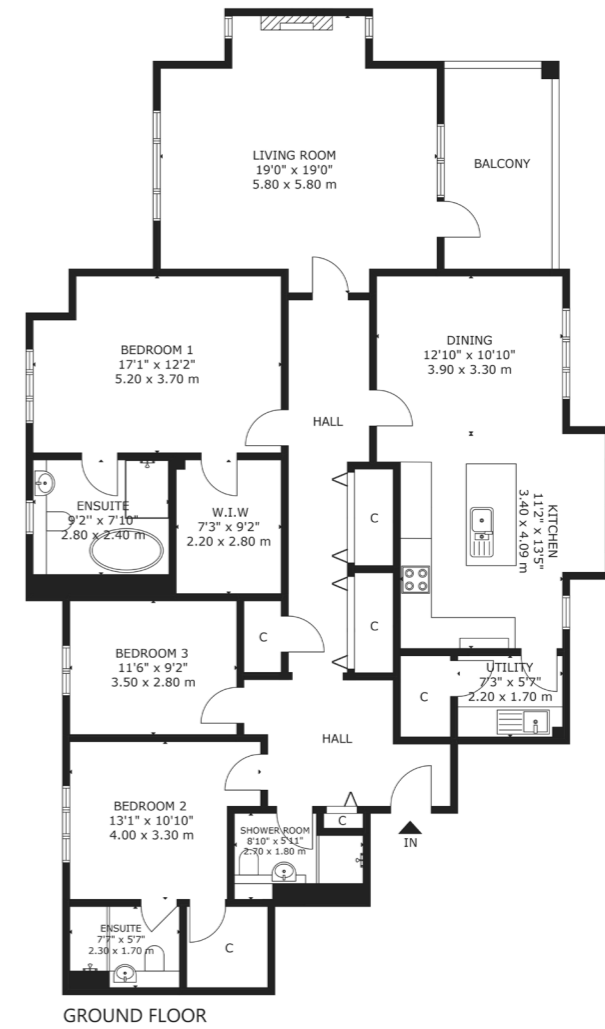
The Hollows is considered to be one of the finest developments of luxury apartments and is situated within the heart of Giffnock. One of Dickie Homes flagship luxury developments, this ground floor apartment extends to approximately 1915 square feet and offers beautifully appointed accommodation with the advantage of having a private south facing balcony and private garage.

The abundance of floor space is considerable and is a real rarity in today's market place. One of only 12 apartments within this exclusive development, the specification of this refurbished flat includes a gas central heating system, newly installed kitchen, three bathrooms, modern floorings and paint finishes, double glazed windows and doors, security alarm system.

Entrance to the building via automatic opening security doors leading into a beautiful entrance lobby with focal point stone minster fireplace, the flat provides a magnificent 34 foot reception hallway with an abundance of storage provided, beautiful lounge with feature inglenook fireplace with double glazed doors to balcony, enhanced dining sized kitchen, newly installed with a range of integrated appliances leading through to separate utility room and additional drying room, master bedroom with walk in closet/dressing room and en-suite bathroom with separate shower enclosure, second double bedroom with walk in dressing room/closet and en-suite shower room and there is a third bedroom. The accommodation is completed by an additional house shower room.

There is residents' parking within the development in addition to garage (19'3" x 9'5") with remote control up and over door. Fitted with power and light.





Giffnock continues to be one of the most desirable residential suburbs on Glasgow's south side. A haven for young growing families, the district is synonymous with some of the best schooling in the West of Scotland. Moreover, there are excellent transport links via bus and train close at hand, in addition to local motorway links (M74/M8) providing swift access to the city centre and Ayrshire. There are two train stations within close proximity being Giffnock and Williamwood Train Stations. There are numerous independent shops, restaurants and delicatessens only a short walk away. An abundance of sports and leisure facilities are available within East Renfrewshire including David Lloyd Sports Club, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

**NM4267** | Sat Nav: 3 The Hollows, Giffnock, G46 7JB

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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