



20 PARK COURT
GIFFNOCK

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3 | BEDROOMS

1 | BATHROOM

1/2 | PUBLIC ROOMS

A ground floor apartment enjoying a superb central location within the heart of Giffnock village.

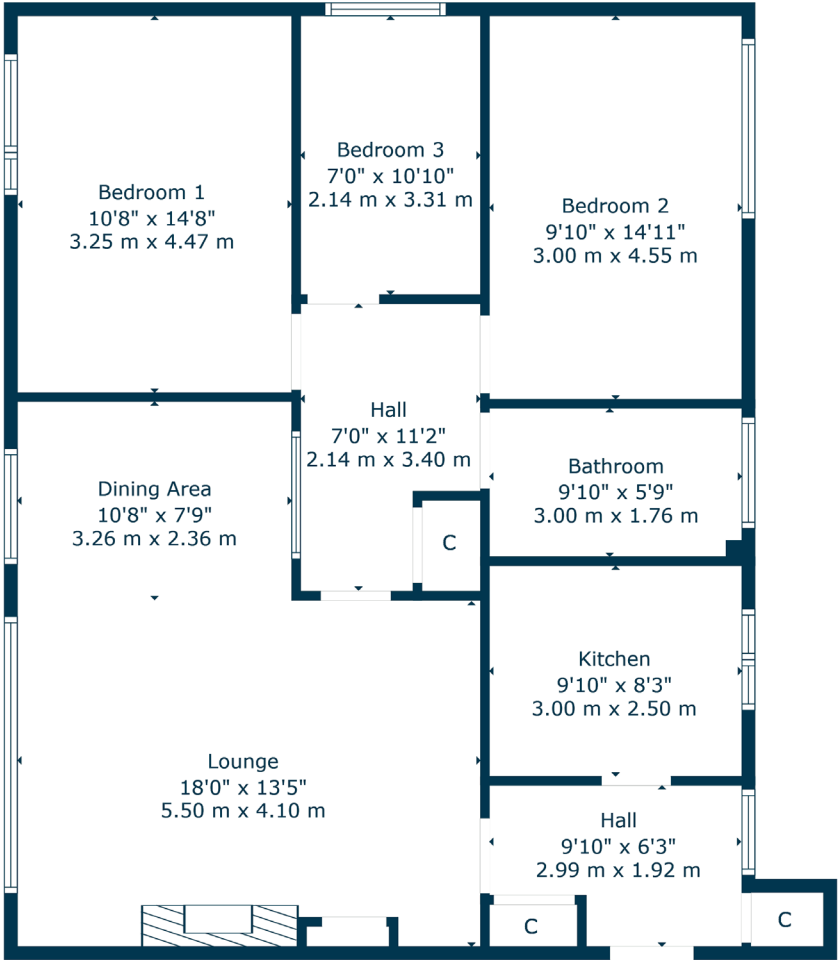
This ground floor apartment enjoys a superb, central location within Giffnock village and is therefore within walking distance to a full range of local amenities.

The residents enjoy established, well tended, south facing garden grounds and this ground floor flat has a modern specification including gas central heating system, double glazed windows and beautifully upgraded contemporary shower room. The apartment offers a wonderful opportunity for any buyer to personalise, upgrade and put their own stamp on a very spacious apartment.

Security entrance system leads into the flat on the ground floor with reception hallway with generous storage, spacious lounge/dining room with large double glazed picture windows to front overlooking gardens, kitchen with range of wall and base mounted units and appliances, three bedrooms (two have extensive built in storage), and a fully upgraded, contemporary styled shower room with co-ordinated tiling and large walk in shower enclosure. There is a private storage cupboard off the residents' hallway.

The residents' gardens are mainly laid to lawn with drying area to the rear. The property benefits from a lock up garage. The property has a council tax banding of D in addition to Hacking & Paterson being the management agent for the development.





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 with Giffnock train station being in close proximity. In addition, there are local motorway links (M77/M8) providing swift access to the city centre and Ayrshire. 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 PureGym, David Lloyd Sports Club, Nuffield Health Gym, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park.

NM4548 | Sat Nav: 20 Park Court, Giffnock, G46 7PB

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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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