




McEwan Fraser Legal
Solicitors & Estate Agents
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0-1 6 Parkgrove Avenue
GIFFNOCK, GLASGOW, G46 6HT



GIFFNOCK



The eternally popular area of Giffnock is a great place to live and commute from. It is widely respected for the standard of amenities which include an excellent selection of local shops, banks, hotels, restaurants, supermarkets and health care facilities, sports and recreational facilities to include Rouken Glen Park, Giffnock library, Tennis and Bowling Clubs, Whitecraigs, Eastwood and East Renfrewshire Golf Clubs. There is an excellent range of schools and amenities all within easy reach, making it a very popular place to call home. Transport facilities are very good, with bus routes, train services and nearby motorway links North to Glasgow City and onward, South to Kilmarnock, Ayr and Prestwick, West to Paisley and East to Clarkston and East Kilbride.

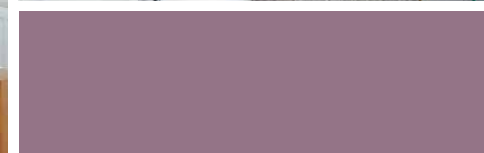


O-1 6 PARKGROVE AVENUE

McEwan Fraser Legal is pleased to present this impressively proportioned one bedroom ground floor flat that offers generous levels of accommodation with a modern specification throughout. The flat has been designed to maximise the natural available light to create a modern ambience. Once inside, discerning purchasers will be greeted with a first class specification. A welcoming hallway leads to all apartments. sets the tone for the rest of the property. A tastefully decorated lounge is flooded with natural light from the picture window to the front aspect and and boasts a pleasant outlook. The kitchen comes with a modern range of floor and wall mounted units and a striking work-surface, creating a fabulous and efficient work-space. The bright and airy bedroom has a range of furniture configurations and space for additional free-standing furniture if required. A contemporary bathroom completes the impressive accommodation internally. Double glazing and gas central heating has been installed throughout to create a warm, yet cost-effective way of living all year round.

Externally, the property benefits from communal garden grounds and ample residents parking to the front. The property also has access to a private lock up garage to the rear. The property enjoys a quiet situation with lovely open aspects to the front and rear yet is close to a fantastic array of amenities.





Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.40m (11'2")
Kitchen	3.30m (10'10") x 2.00m (6'7")
Bedroom 1	3.70m (12'2") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²) - 46m²

EPC Rating - D

Extras (Included in the sale):

Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

THE DETAILS

Floor Plan, Dimensions and Location

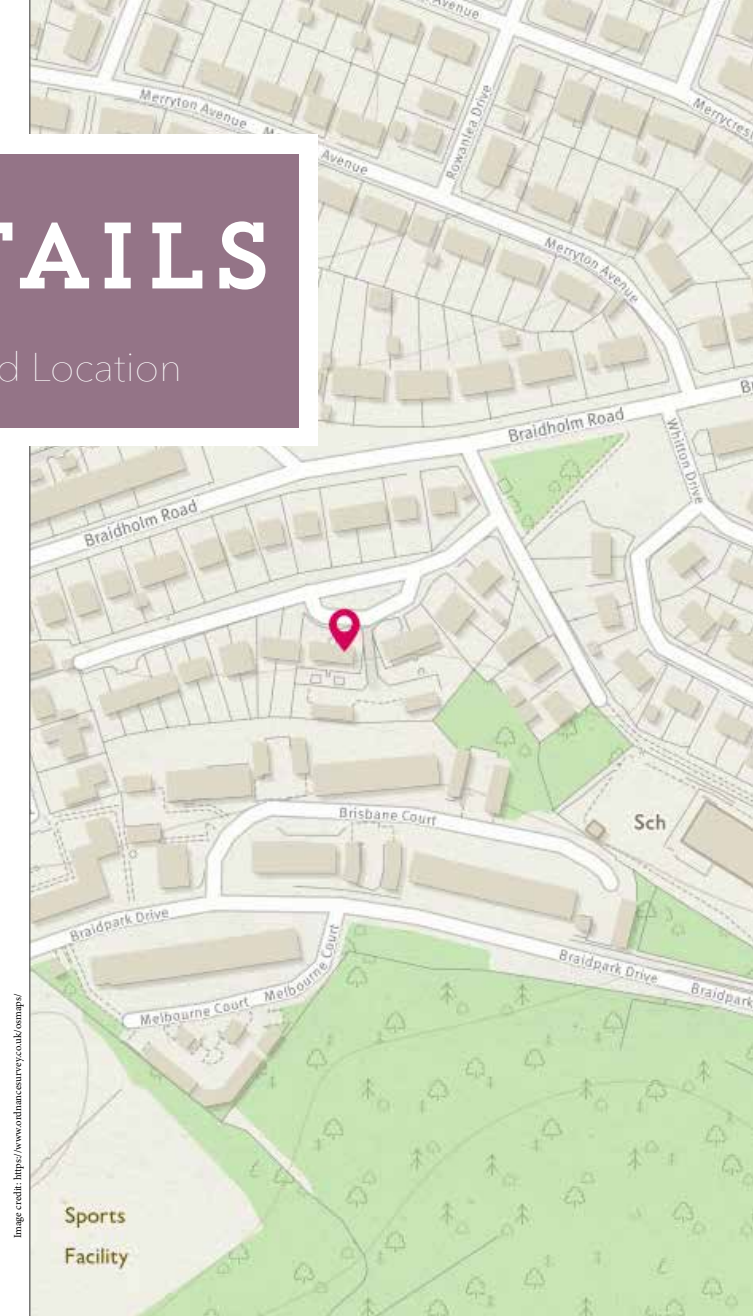
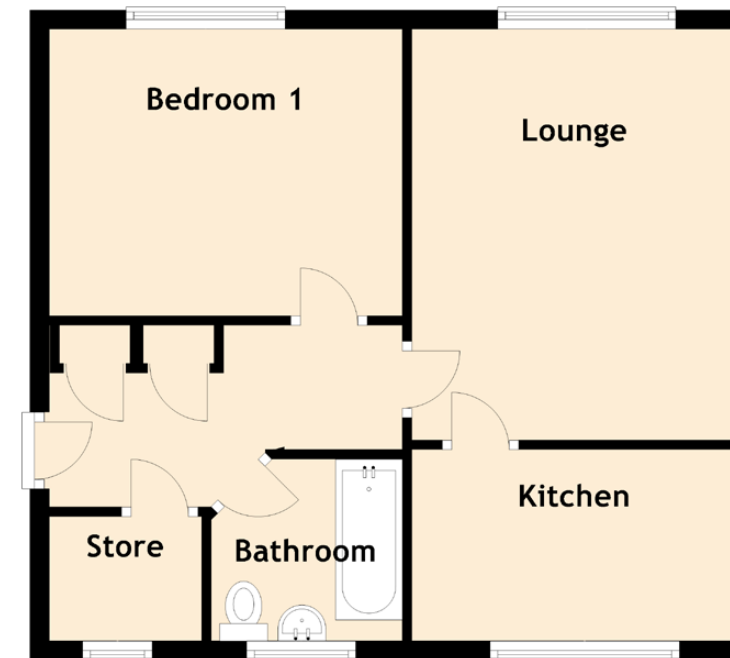


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