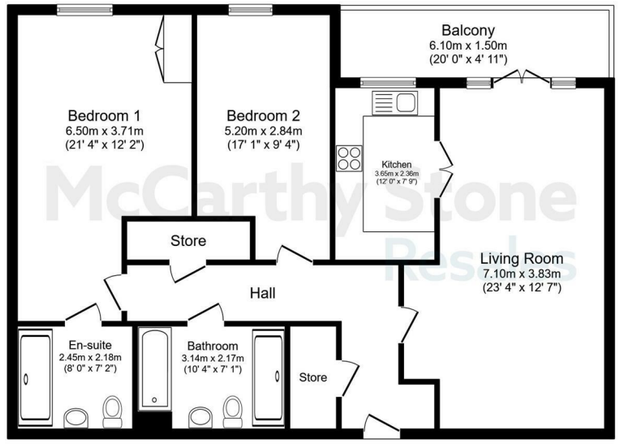
Excellent

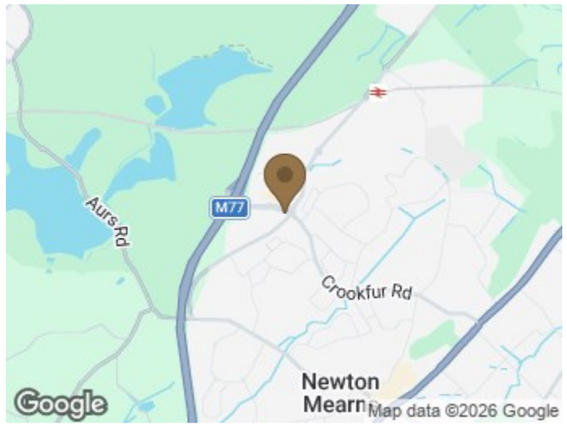
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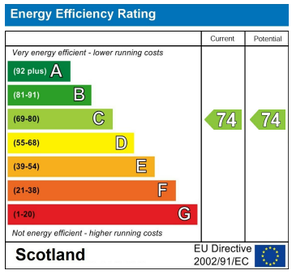
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Resales.

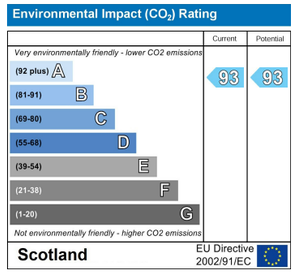



Total floor area 100.5 sq.m. (1,082 sq.ft.) approx

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The Property Ombudsman







# 12 Greenwood Grove East

Stewarton Road, Glasgow, G77 6ZF

2 | 2 | Council Tax: F

Looking for the perfect property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 12 Greenwood Grove East could be the ideal place for you. Contact our team to arrange an appointment to view.

## Offers over £285,000
## Freehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

## Key Features

- Two bedroom retirement apartment with generous balcony located on the first floor of Greenwood Grove East
- Excellent amenities within short walking distance
- Easy access to the M8 motorway link and surrounding areas
- House Manager on site Monday - Friday & Secure door entry
- Beautiful homeowners' lounge where coffee mornings and social activities take place
- Communal roof terrace and sun lounge
- 24HR Tunstall Response emergency system
- Well maintained landscaped gardens
- Private parking by permit, subject to availability
- Contact Resales to book a viewing, early viewing recommended

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 12 Greenwood Grove East, Glasgow

2 | 2 | Offers over £285,000

## Summary

At Greenwood Grove there are two developments, East and West, purpose built by McCarthy & Stone to a high specification for retirement living. The beautiful developments consists of 68 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour Tunstall emergency call system with personal pendant alarm and call points in the bathroom, for peace of mind.

Within Greenwood Grove East, there is a welcoming foyer entrance with mezzanine level and a beautiful homeowners' lounge with kitchen facility where you can meet your neighbours for coffee mornings and social events. You also have access to the communal lounge in Greenwood Grove West, for a change of scene. There are well maintained landscaped gardens with seating area and a delightful sun room and roof terrace within the East development, to take advantage of. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies with an allocated space, check with the House Manager for availability.

It is a condition of purchase that a sole owner is of the age of 60 or over. In an event of a couple the second person can be over the age of 55 years.

## Local Area

Greenwood Grove is situated in Greenlaw Village, and adjacent to a host of local amenities including a Waitrose supermarket, Starbucks, Capelrig restaurant and much more. Properties at Greenwood Grove benefit from all the prestige of a Newton Mearns address with all the convenience of this developed area. With various grocery and shopping options on the doorstep, a medical centre and pharmacy, plus easy road and bus links to The Avenue Shopping Centre, Greenwood Grove couldn't be more convenient for those seeking to downsize in Newton Mearns. Additionally, Silverburn shopping mall with its extensive range of high street names is just a short journey away by car or bus, while the striking countryside and coastline of Ayrshire is also within easy reach. Patterton Train Station is within walking distance.

For those who enjoy spending time outdoors, the local area boasts a number of green spaces including Rouken Glen Park which offers pretty woodland walks, a boating pond and a cafe. The development also offers easy access to a number of local golf courses, bowling clubs and the David Lloyd fitness club, making it a perfect choice for those who enjoy an active retirement.

## 12 Greenwood Grove East

Apartment 12 offers luxury living to a high specification and is located on the first floor overlooking the well maintained communal grounds and Greenlaw Road.

## Entrance Hall

Welcoming entrance hall with attractive wooden flooring continued into the living room. There are superb storage facilities including a walk-in cupboard, cloakroom cupboard, and doors lead to the bedrooms, living room and bathroom. The 24-hour Tunstall care-line and emergency response pull cord system is situated in the hall with pendants provided, for peace of mind there is a smoke detector and apartment security door entry system with intercom.

## Living Room

Spacious and bright living room benefitting French doors and windows with vertical blinds, opening to a generous balcony. The apartment has a pleasant outlook of the well maintained garden grounds and onto Greenlaw Road, with a North East aspect. The living room can easily accommodate a dining table and chairs. There is a feature fire surround with space to fit an electric fire of choice. The room has three light fittings, ample electric sockets, TV and phone points. The double part glazed doors lead onto a separate kitchen.

## Kitchen

The contemporary fitted kitchen is well appointed with a neutral tiled floor. Stainless steel sink with mono block lever tap. Built-in NEFF oven and microwave, hob with extractor hood, fitted integrated fridge freezer, NEFF washing machine and free standing Hotpoint Slimline dishwasher. Under pelmet lighting and a fitted roller blind.

## Primary Ensuite

Generous primary bedroom with built in wardrobe with mirror. The room features a Juliet balcony and decorative roller blind, neutral carpet and decor throughout, and there is ample room for bedroom furniture.

The en-suite shower room is fully tiled and fitted with suite comprising of walk-in shower and screen, WC, vanity unit with sink and illuminated mirror above.

## Bedroom Two

Spacious double bedroom which can accommodate twin beds or could be utilised as hobby or snug room. Ceiling lights, TV and phone point.

## Bathroom

Well appointed fully tiled and fitted with suite comprising of bath with retractable shower head and a separate walk in shower enclosure with screen, WC, vanity unit with sink and illuminated mirror above.

## Inclusions & Notes

Carpets, curtains, blinds and integrated appliances including the free standing dishwasher, are included. There are items of furniture available under separate negotiation.

- Full Fibre Broadband available (https://www.openreach.com/fibre-checker/my-products)
- Mains water and electricity
- Underfloor electric room heating with thermostat control
- Mains drainage

## Service Charge

Service Charge is £316.77 per month, for the financial year ending 31/8/2027.

- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- The contingency fund covers the long-term maintenance of the development, including internal and external redecoration of the communal areas. There is a 1% contingency fee applicable upon Resale.
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.













