

10 Woodlands Court, Woodlands Road, Thornliebank, G46 7SA

www.nicolestateagents.co.uk

Nicol Estate Agents

Nicol Estate Agents

Situation

Woodlands Court enjoys an enviable position within the popular and leafy East Renfrewshire suburb of Thornliebank, conveniently located for the neighbouring districts of Giffnock, Rouken Glen, Clarkston and Newton Mearns. Situated approximately 7 miles south of Glasgow City Centre, the area offers an excellent balance of suburban living, attractive green spaces and convenient access to a wide range of amenities.

The property is within walking distance of local shops and Thornliebank train station providing regular services to Glasgow City Centre, while the nearby M77, M8 and Glasgow Southern Orbital offer excellent connections to the wider Central Scotland motorway network and Glasgow Airport. Further shopping facilities are readily accessible at The Avenue Shopping Centre in Newton Mearns, with its Marks & Spencer Foodhall and Asda, together with Waitrose, Tesco and Aldi at Greenlaw Village Retail Park. Silverburn Shopping Centre is a short drive away.

A particular attraction of this location is its proximity to Rouken Glen Park, voted the UK's Best Park in 2016. This beautiful and extensive parkland offers woodland walks, picturesque gardens, a boating pond, children's adventure play areas, a café and a variety of outdoor recreational facilities, providing a wonderful setting for family enjoyment and relaxation.

Nearby Eastwood Park offers further recreational opportunities, including Eastwood Park Leisure Centre, with its swimming facilities, gym and theatre.

An excellent selection of additional sports and leisure facilities can be found locally, including David Lloyd Rouken Glen, Parklands Country Club, Nuffield Health Giffnock, Giffnock Tennis Club and Cathcart, Williamwood and Whitecraigs Golf Clubs.

The area is particularly well regarded for its excellent educational provision, with highly regarded local schooling including Our Lady of the Missions Primary School, Woodfarm High School and St Ninian's High School, all conveniently located nearby.



















Nicol Estate Agents

Property Description

A well-presented two-bedroom apartment, with residents parking, set within the popular Woodlands Court development in Thornliebank, conveniently positioned for a wide range of local amenities, excellent transport links, highly regarded East Renfrewshire schooling and the beautiful surroundings of Rouken Glen Park.

Offering comfortable and easily managed accommodation, this appealing apartment is ideally suited to a variety of purchasers, including first-time buyers, downsizers and those seeking a conveniently located home within this established residential neighbourhood.

The accommodation comprises:

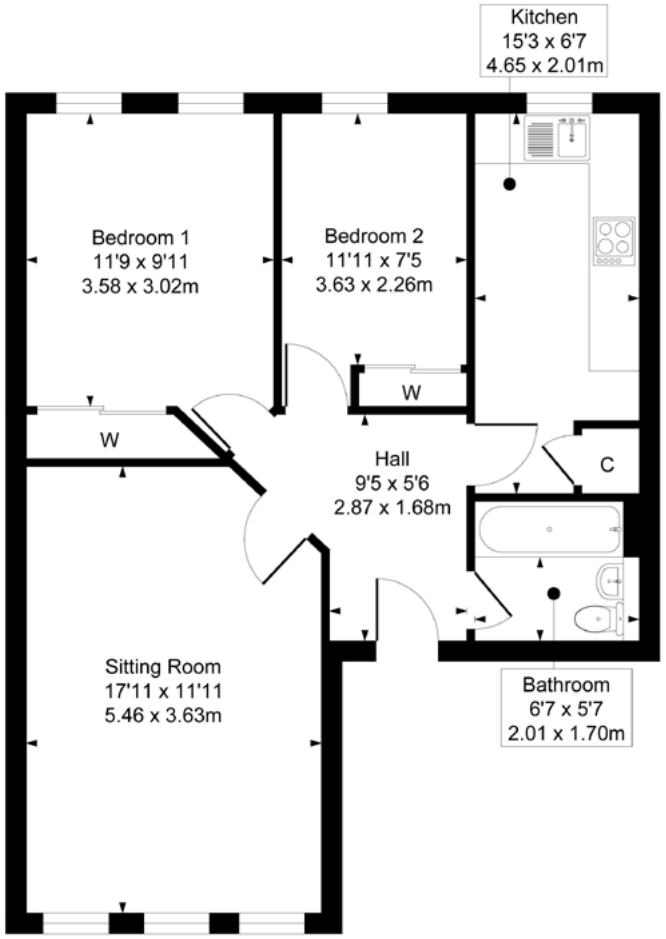
A welcoming reception hall providi
ng access to the principal apartments. A bright and spacious sitting room offers an attractive setting for both everyday living and entertaining. And enjoys tree lined aspects to the front. Well appointed kitchen.

There are two bedrooms, offering flexibility for a variety of needs, including guest accommodation or a dedicated home office. A bathroom completes the accommodation.

The property is complemented by residents parking, electric central heating and double glazing.

10 Woodlands Court,Thornliebank

Approximate Gross Internal Area
664 sq ft - 61.68 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.

Nicol Estate Agents

Viewing
By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings
East Renfrewshire Council
Band D

Fixtures & Fittings
Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating
Band C

Services
The property will be supplied by mains water, electricity, and drainage. Electric central heating.

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

Property Reference
3700

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk
1 Helena Place, Busby Road, Clarkston, G76 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk

naea | propertymark PROTECTED
The Property Ombudsman

www.nicolestateagents.co.uk