



RESIDENCE

177 Fenwick Road, Giffnock, G46 6JD

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton
T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG





2 Bedrooms | 1 Public Rooms | 1 Bathroom

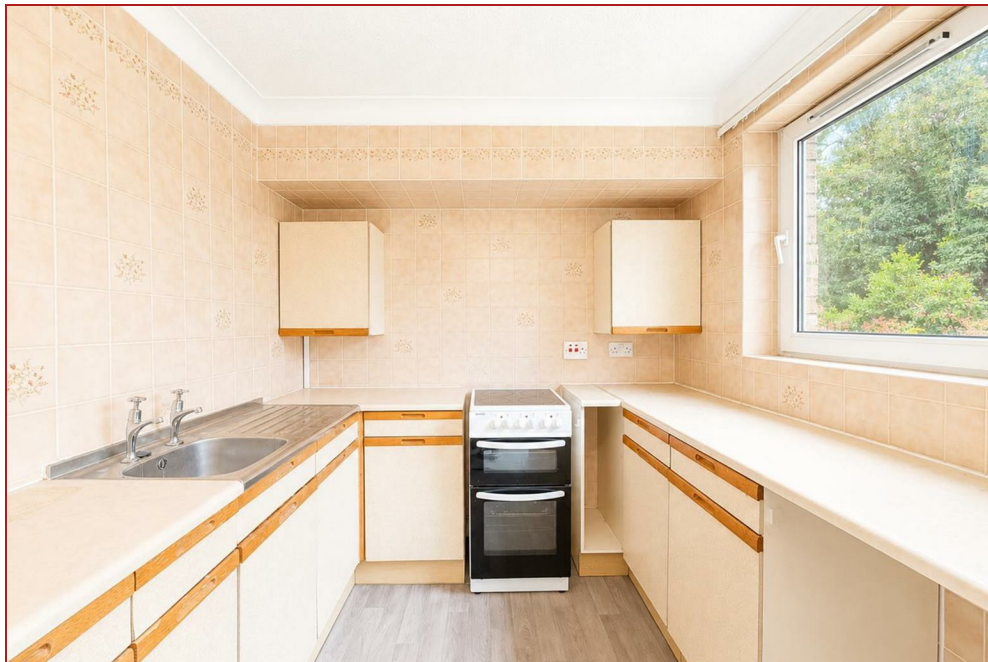
Occupying a desirable position on Fenwick Road in the heart of Giffnock, this rarely available ground-floor apartment presents an excellent opportunity for those wishing to modernise and personalise a property to their own style. One of its standout features is the direct access to the well-maintained residents' gardens, providing an attractive outlook and a peaceful outdoor setting.

Internally, the accommodation would benefit from modernisation and offers well-proportioned rooms throughout. The layout comprises an entrance hallway with a generous walk-in storage cupboard, a spacious lounge with direct access to the rear gardens, fitted kitchen, bathroom and a good-sized double bedroom with built-in wardrobes.

The development also provides a range of useful communal facilities, including a secure door-entry system, residents' lounge and communal laundry. Off-street residents' parking is also available.

Giffnock offers an excellent selection of everyday amenities, with local and high-street shopping, cafés, restaurants and bars all within easy reach. The area is also well served by public transport, with regular bus and rail connections providing convenient access to Glasgow City Centre and surrounding areas.

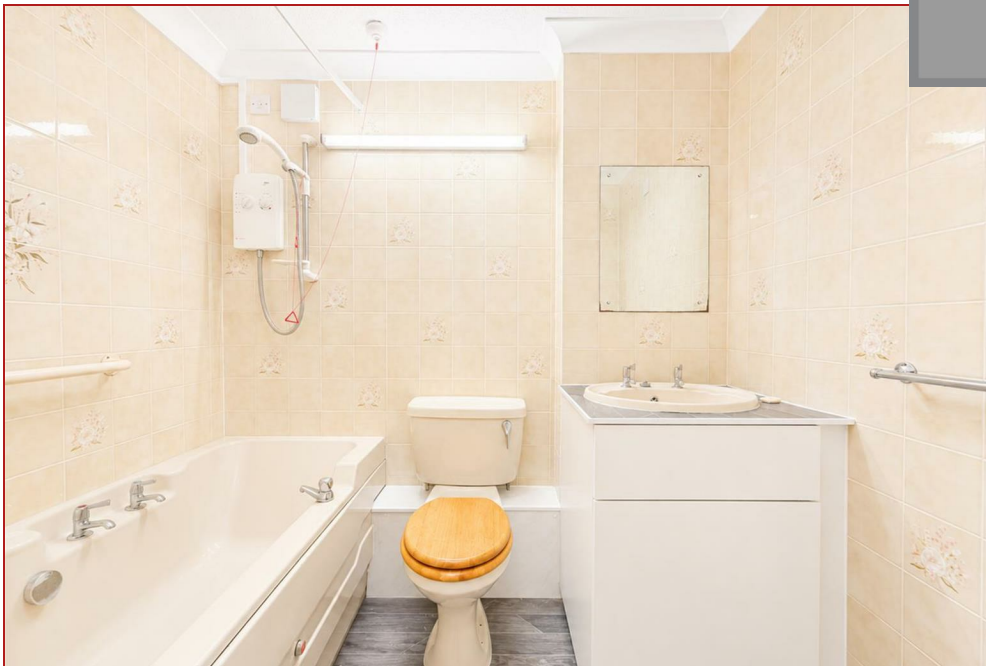
Offering generous accommodation, direct garden access and excellent potential for upgrading, this ground-floor apartment represents an appealing opportunity in one of the south side's most popular locations.



sq ft | EER =



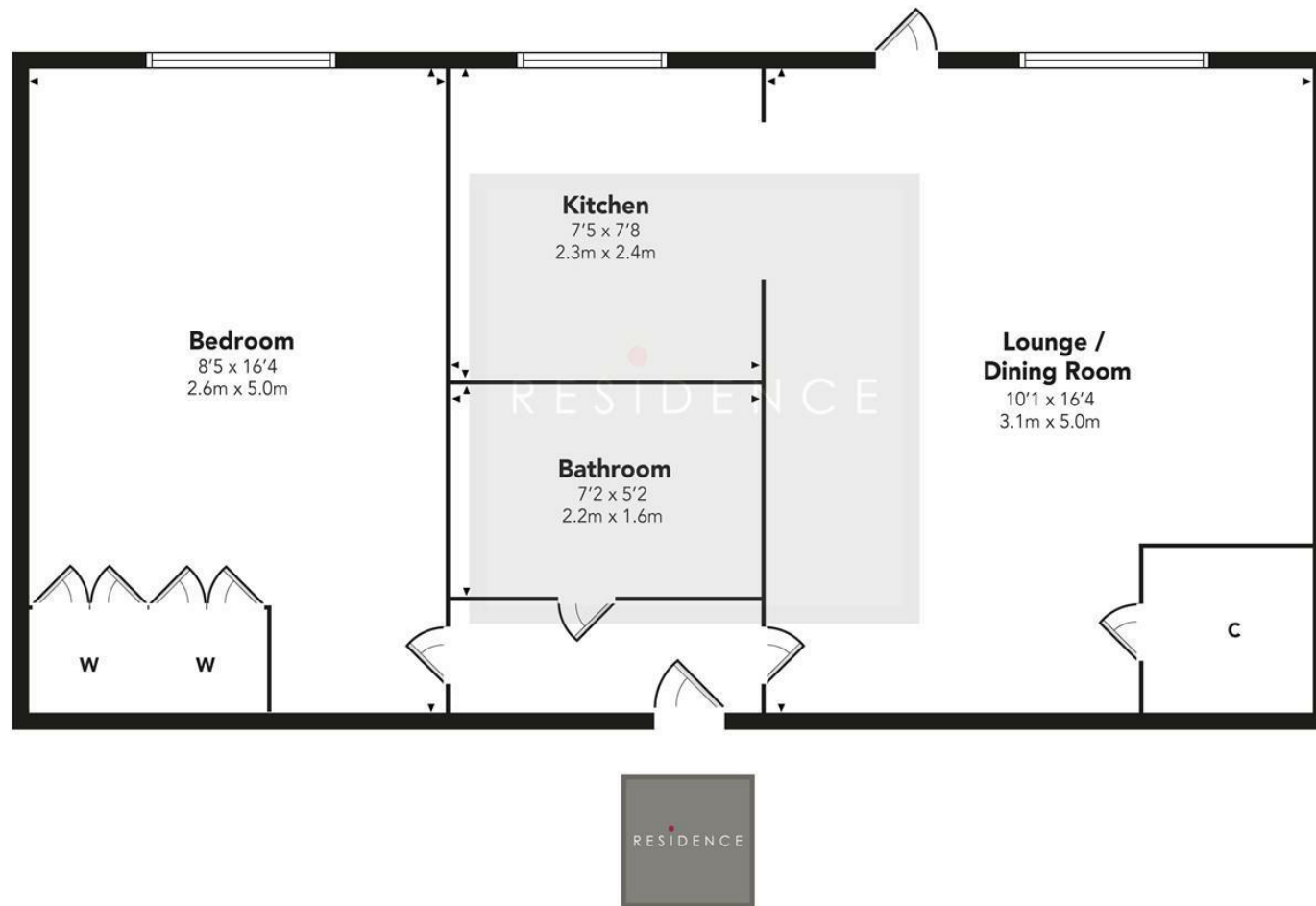
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Fenwick Road



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, 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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.