

3 GREENKNOWE COURT, G43 1FW
OFFERS OVER £375,000





PROPERTY DETAILS

Nicola Kennedy Residential are delighted to present this luxurious and contemporary 4 bedroom townhouse providing plenty of room for individuality, offering the tranquillity of nearby Pollok Park, the buzz of Shawlands and easy commuter links to Glasgow.

3 Greenknowe Court is a prestigious bespoke townhouse in the style of the Maxwell, part of the '17' by Ambassador Living, spread over three levels with carefully planned layout designed to provide versatility and generous proportions with a private landscaped garden and an integral garage.

This immaculately presented accommodation in brief extends, on the ground floor, to welcoming reception hallway, a bright double bedroom featuring two large fitted wardrobes and bifold doors opening onto a private enclosed South facing garden, a cloakroom WC, under staircase storage cupboard and integral garage complete the ground floor living amenities.

The heart of this home is found on the first floor where there is a stunning guest shower room, fabulous fitted handless kitchen with breakfast bar and dining area featuring Siemens integrated appliances including a warming drawer, wine fridge and marble worktop, a separate well-proportioned bright living room; both the kitchen and living room feature large picture windows and glazed Juliet balconies creating the feeling of space and light.

The upper floor provides access to three further bedrooms, two of which include fitted wardrobes. All bedrooms boast full-height windows with glazed Juliet balconies allowing the light to flood in. The master



bedroom suite includes a dressing area, separated by an internal feature wall and luxurious en suite shower room featuring full-height Porcelanosa tiling and double shower. A family bathroom completes the second-floor living accommodation. Luxurious RAK designer sanitaryware with wall hung vanity unit and HANSGROHE fittings is complimented by a choice of full-height Porcelanosa tiling and chrome heated towel warmer.

Further features include double glazed windows, solar panels, gas central heating, monobloc driveway, private rear landscaped garden with patio area. Council Tax Band F.

Positioned approximately 200 yards from Pollok Park, '17' by Ambassador Homes offers the best of both worlds, peaceful cul de sac/pocket setting with a host of excellent amenities including Silverburn Shopping Centre and a direct commuter access from Pollokshaws West train station or via Pollokshaws Road direct to the City Centre and Barrhead Road leading straight onto the M77.

Eating out is equally easy in cosmopolitan Shawlands, with its wide range of restaurants, cafés, and delis, and on bustling Pollokshaws Road, you can browse a wide variety of well-established, independent stores.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

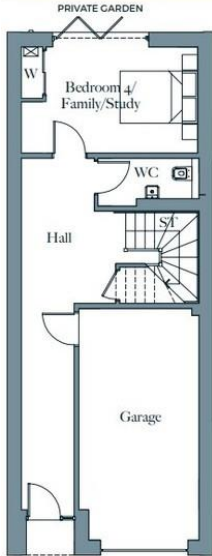


MAXWELL

Four bedroom mid townhouse with integral garage.

PLOTS: 2, 3, 4, 7, 8
SIZE: 154.7 sq m (1,663 sq ft)

GROUND



GROUND	METRES	FEET
Bedroom 4/Family	3.91 x 2.74	12'9" x 8'11"
WC	2.61 x 1.24	8'6" x 4'1"

FIRST



FIRST	METRES	FEET
Living	4.56 x 4.09	14'11" x 13'5"
Kitchen/Dining	4.56 x 4.11	14'11" x 13'5"
Shower	3.34 x 1.81	10'11" x 5'11"

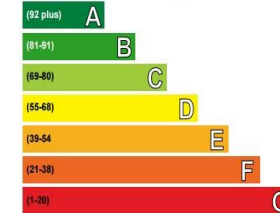
SECOND



SECOND	METRES	FEET
Master Bedroom	3.91 x 3.16	12'9" x 10'4"
En Suite	3.31 x 1.80	10'10" x 5'10"
Bedroom 2	2.34 x 3.32	7'8" x 10'10"
Bedroom 3	2.13 x 2.88	6'11" x 9'5"
Bathroom	2.99 x 1.89	9'9" x 6'2"



Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
84	85

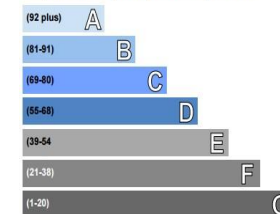
Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band B (84)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
89	91

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (89)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.