



RESIDENCE

39, The Forge Braidpark Drive, Giffnock, G46 6LB

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## 1 Bedroom | 1 Public Room | 1 Bathroom

Situated within The Forge, a highly regarded and established retirement development in the heart of Giffnock, this beautifully presented and modernised first-floor one-bedroom apartment offers comfortable, low-maintenance living in an exceptionally convenient location.

The apartment boasts bright, well-proportioned accommodation throughout, centred around a spacious and welcoming lounge with direct access to a modern fitted kitchen, creating an ideal space for both relaxing and everyday living. The generous double bedroom benefits from excellent built-in wardrobe storage, while the contemporary shower room is finished to a high standard. Additional storage throughout further enhances the practicality of the home.

Designed with ease of living in mind, the property also benefits from electric heating, a secure and well-maintained environment, and residents' parking within the development.

The Forge enjoys an enviable central position close to Giffnock's wide range of local amenities, including shops, cafés, restaurants, medical services and leisure facilities. Excellent public transport links are available nearby, providing easy access to surrounding areas and Glasgow city centre.

Combining spacious accommodation, a sought-after over-55s setting and a prime location, this superb apartment presents an excellent opportunity for comfortable retirement living in one of Giffnock's most desirable addresses.



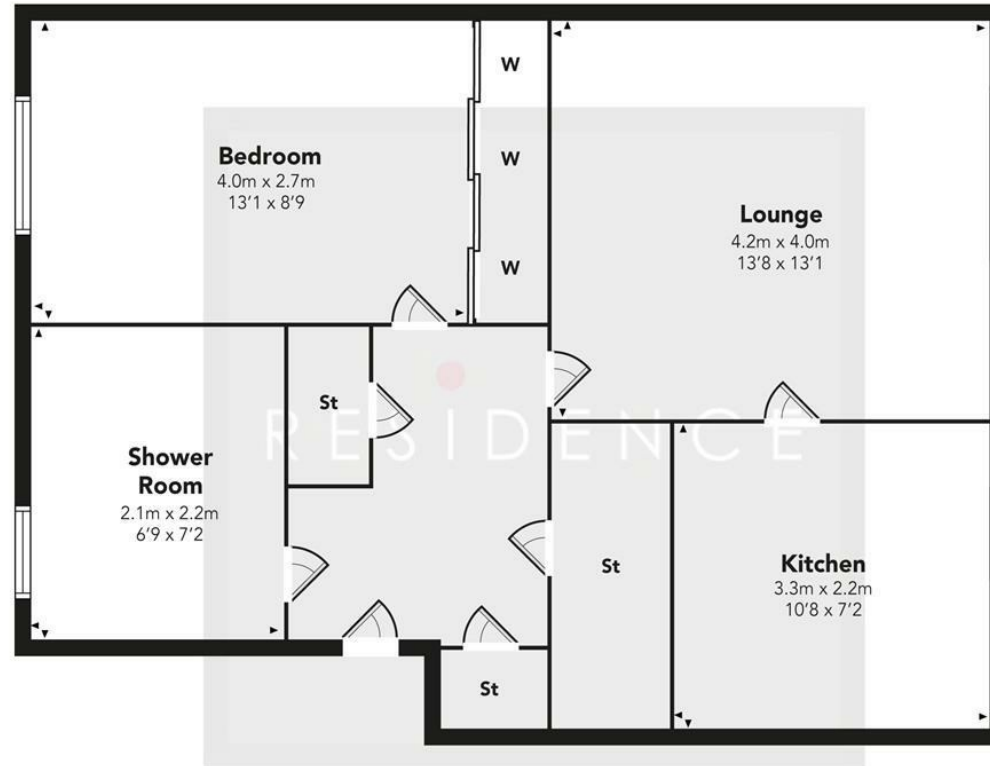
505.90 sq ft | EER = D



RESIDENCE



## The Forge



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.