



Apt 2/1, 1 Capelrig Gardens, Newton Mearns

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents



## Nicol Estate Agents

### Situation

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the beautiful Ayrshire coast. Patterson Train Station is a short walk away.

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants, including The Avenue Shopping Centre. Capelrig Gardens is only a short walk away to the local shops on Harvie Avenue and the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants.

Local sports and recreational facilities include David Lloyd's Rouken Glen, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs and Whitecraigs Tennis and Rugby Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.









## Description

A particularly spacious and well presented two bedroom/two public room second floor apartment, built by Stewart Milne and set within attractive resident's grounds, close to local amenities and transport links.

Secure controlled entry leads to a well-kept and illuminated communal carpeted entrance with elevator access to all levels.

The accommodation comprises:

Welcoming reception hallway with good storage. Well presented and generous sitting room with feature fireplace and French doors onto a private balcony, affording aspects over the well kept residents gardens and development. Dining room. Well appointed dining kitchen with integrated appliances and coordinated worktops. Bedroom one with fitted wardrobes and an attractive ensuite shower room. Bedroom two with fitted wardrobes. An attractive bathroom completes the accommodation.

The property is complemented by two allocated parking spaces, gas central heating and double glazing. For added peace of mind, the property benefits from the balance of the NHBC Guarantee. The development is maintained by Hacking & Paterson.







Nicol Estate Agents

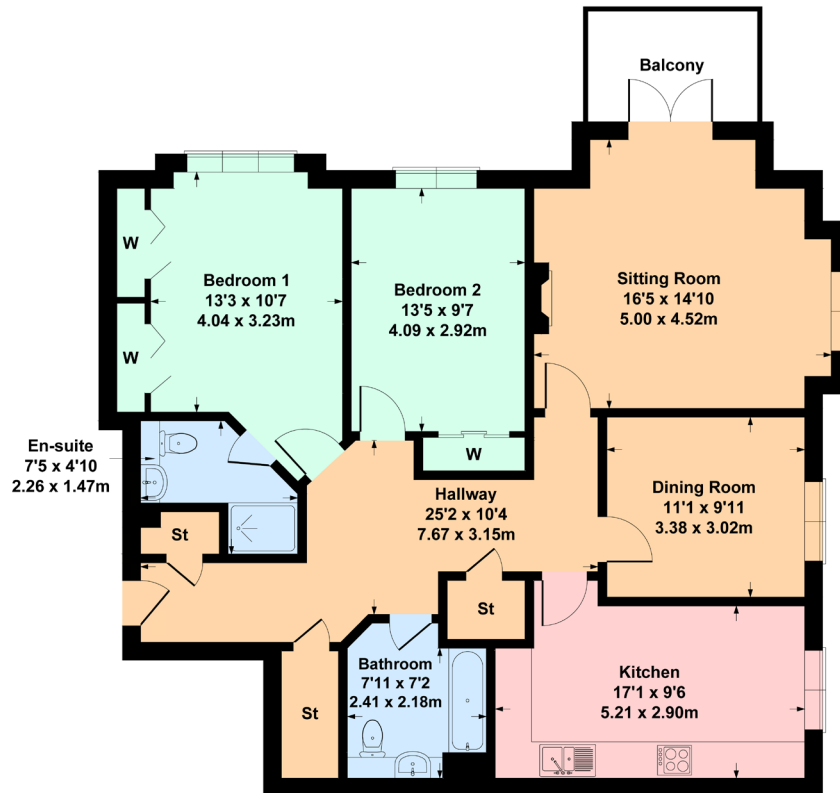


Nicol Estate Agents



## Apt 2/1, 1 Capelrig Gardens, Newton Mearns G77 6NF

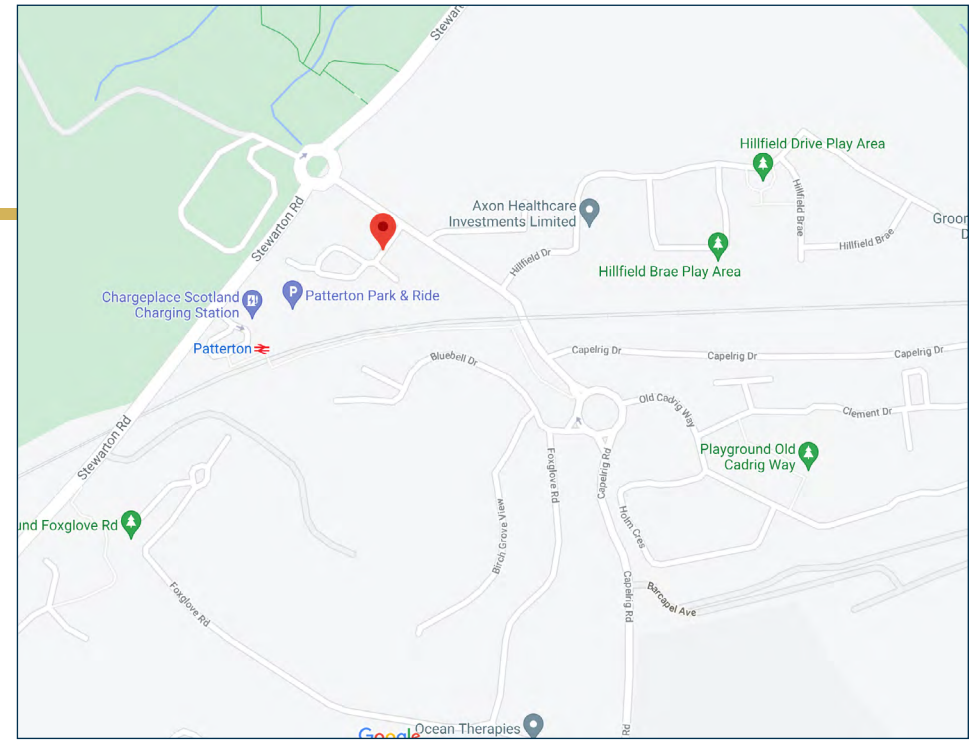
Approximate gross internal area 1,194 sq ft - 111 sq m



### 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. produced by Potterplans Ltd. 2021

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



### Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road  
Newton Mearns, Glasgow G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

### Outgoings

East Renfrewshire Council  
Band G

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band B

### Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

### Local Authority

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

### Property Reference 1960

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

