



Apt 2A Netherton Court, Newton Mearns

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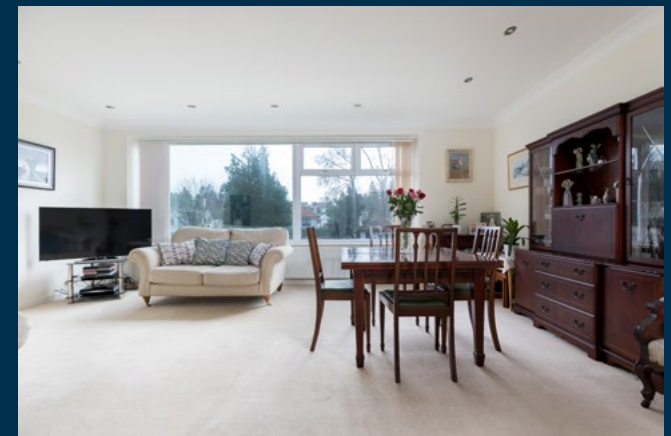
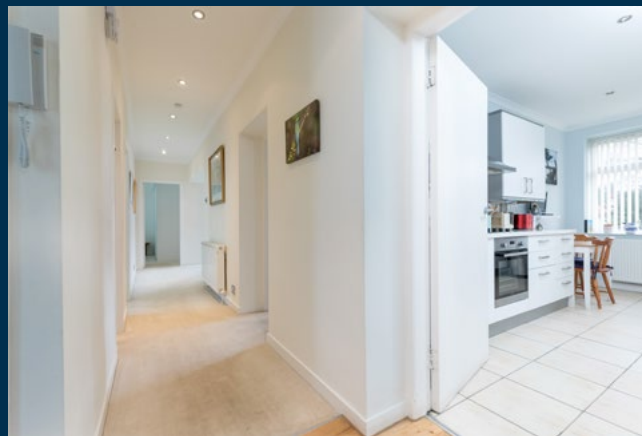
Situation

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & the Glasgow Southern Orbital.

Newton Mearns and the neighbouring suburbs of Giffnock and Whitecraigs are acknowledged for their standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Netherton Court is conveniently located for access to The Avenue Shopping Centre and Waitrose, Aldi and Tesco at Greenlaw Village Retail Park. Whitecraigs Train Station is within a short distance away.

Sports and recreational facilities can be found locally to include Parklands Country Club, East Renfrewshire, Cathcart and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, Eastwood Theatre and Rouken Glen Park, voted Best Park in the UK 2016, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, this property sits within the catchments area for the highly reputable Primary and Secondary schools.











Description

Seldom available, a bright and spacious three bedroom ground floor apartment set within this popular development, overlooking the entrance to the Broom Estate, close to local amenities and transport links.

This apartment offers generous and flexible accommodation, well maintained by the current owners and comprises:

Well-kept and illuminated communal entrance with stair access and lift access to all levels. Welcoming reception hallway with good storage. Bright and spacious sitting room/ dining room overlooking the entrance to the Broom Estate. Well appointed breakfasting kitchen fitted with a full complement of wall mounted and floor standing units, complementary worktops and integrated appliances. Bedroom one with fitted wardrobes and ensuite shower room. Bedroom two, again a double bedroom, with fitted wardrobes. Bedroom three/ office with desk and cabinets. Cloakroom leading to a utility area. An attractive bathroom, with separate shower enclosure, completes the internal accommodation.

The property is further complemented by gas central heating and double glazing, resident's parking and single garage.









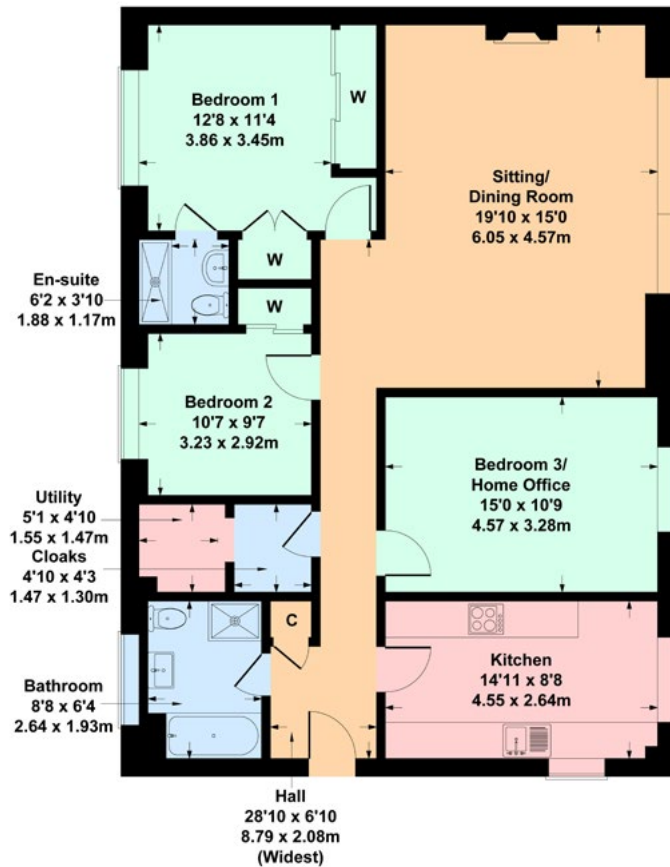


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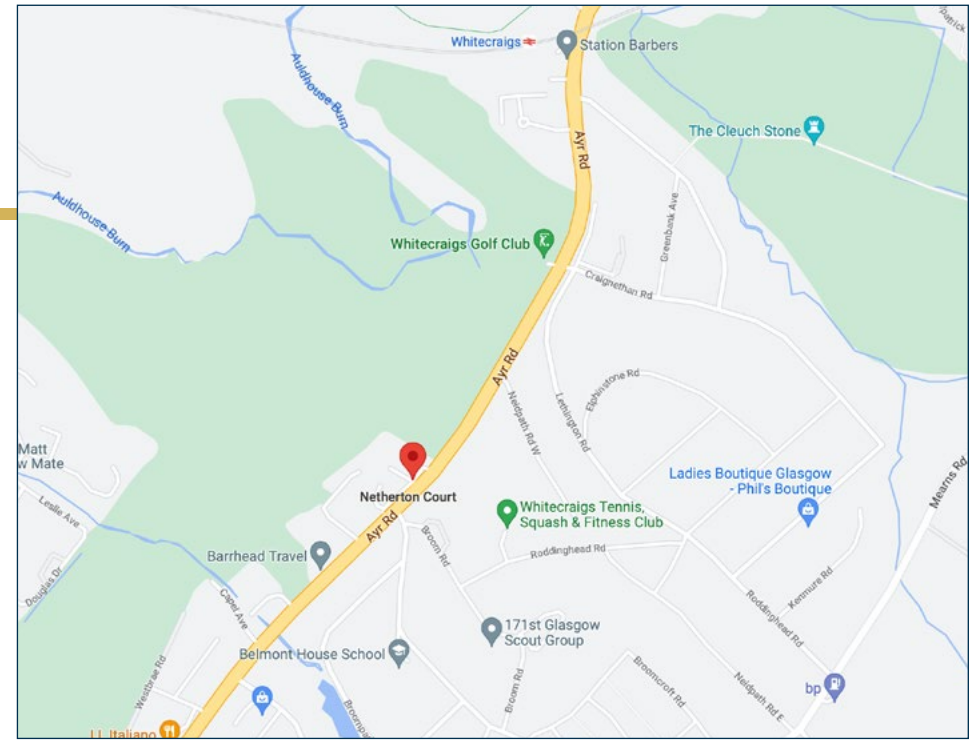
Approximate gross internal area 1138 sq ft - 106 sq m



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. 2023

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 E

Fixtures and 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, gas and electricity. Gas central heating.

Local Authority

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

Property Reference 1929

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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

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