



34E Castleton Court, Castleton Drive, Newton Mearns

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Situation

A hugely popular suburb, Newton Mearns is a welcoming, family friendly town, with a fantastic, lively and inclusive community. If you choose to live in Newton Mearns, you will have access to some of Scotland's highest attaining primary and secondary schools, including Kirkhill, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

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.

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 and Greenlaw Retail Park which includes Waitrose, Aldi and Tesco Metro. Broomburn Park and local shops at the Broom are both just a short walk away.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs and Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, [HYPERLINK "http://www.dayoutwiththekids.co.uk/family-fun/Rouken_Glen_Park/4230"](http://www.dayoutwiththekids.co.uk/family-fun/Rouken_Glen_Park/4230) 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

Seldom available, a well presented and spacious four bedroom second floor flat, set within this popular residential pocket of Newton Mearns, close to Mearns Castle High School and only a short walk to local shops at the Broom and nearby transport links on Mearns Road.

The property has been well maintained and upgraded by the current owner and comprises:

Well kept communal entrance hall and stairwell. Reception hallway with good storage. Bright and spacious dual aspect sitting / dining room with open outlook toward Castleton Drive and beyond. The sitting room is on an open plan arrangement to the dining room with French doors opening to Juliette style balcony. The breakfasting kitchen is fitted with a range of wall mounted and floor standing units, integrated appliances and complimentary worktop surfaces. Bedroom one with fitted wardrobe. Bedroom two with ensuite shower room. Bedroom three. Bedroom four/home office with fitted wardrobe. Bathroom.

The property is further complimented by an upgraded electric central heating system and benefits from double glazing. Private lock up garage located to rear of building. Ample residents and visitor parking to front.







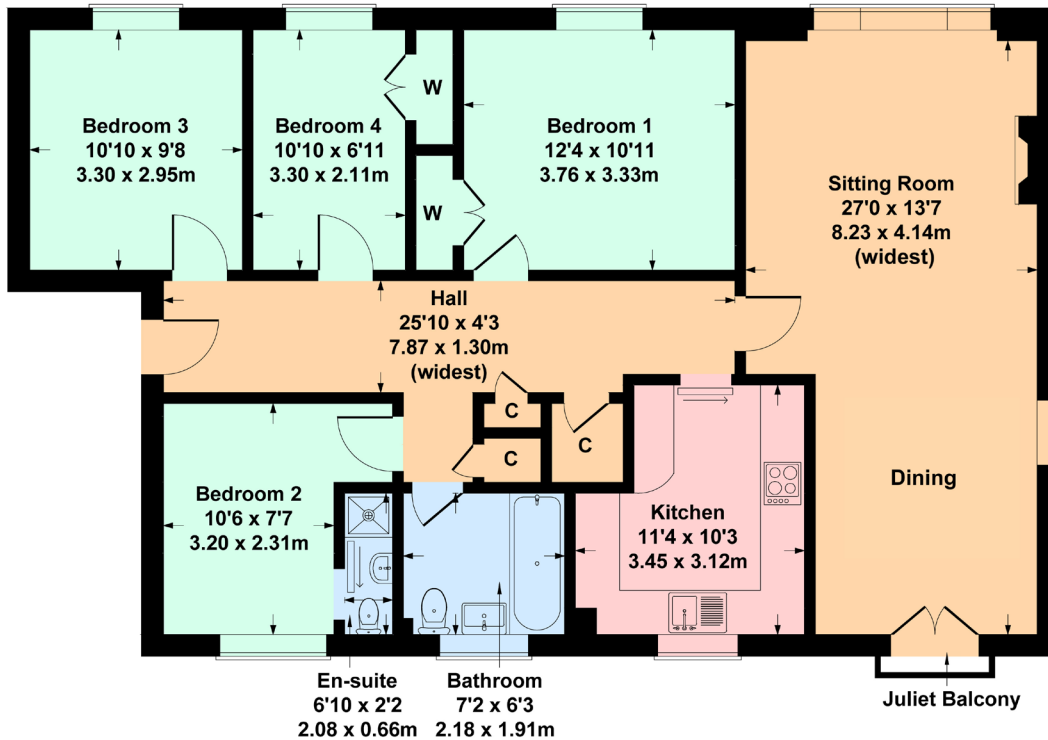


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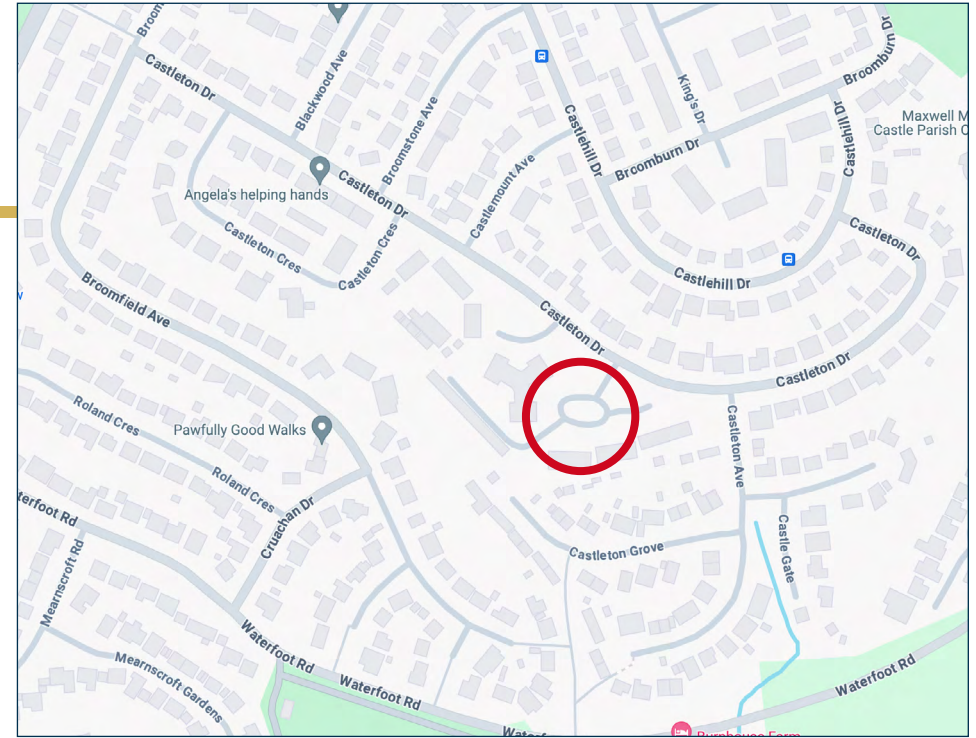
Approximate gross internal area 1157 sq ft - 107 sq m



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. 2024

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 D

Fixtures and Fittings

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

Energy Efficiency Rating

Band E

Services

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

Local Authority

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

Property Reference 3091

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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