



5 Wellmeadow Farm, Meadow Way, Newton Mearns

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Situation

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. Also, close by, is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants and the Harvie Avenue shops. Silverburn shopping centre is only a short drive from the property.

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern 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.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, several private bowling 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

Refurbished and beautifully presented, is this one bedroom ground floor retirement apartment, located within this popular development and close to local amenities within the surrounding area.

Wellmeadow Farm, is located just off Crookfur Road, set within landscaped resident's gardens and is suitable for those who are aged 60 and over.

Internally the property comprises:

Controlled door entry security system opens to a well maintained communal entrance hall. Reception hallway with good internal storage. Spacious and well presented sitting/dining room, which is on an open plan arrangement to the refitted and well appointed kitchen with a range of floor and wall mounted cabinets and complementary worktop surfaces. Double bedroom with fitted wardrobes. An attractive contemporary shower room completes the accommodation.

The property is further complemented by upgraded electric heating, resident's parking and double glazing.



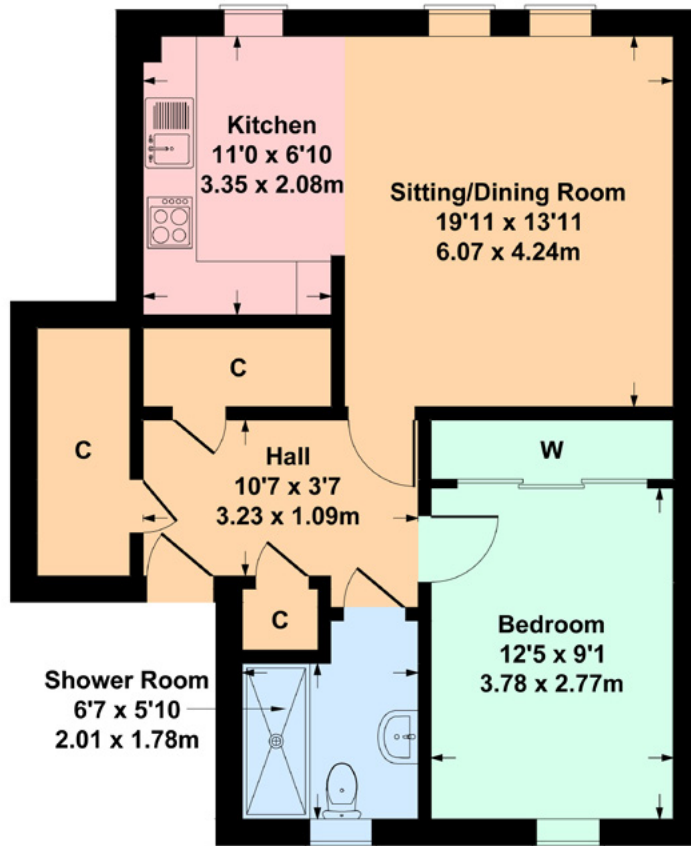


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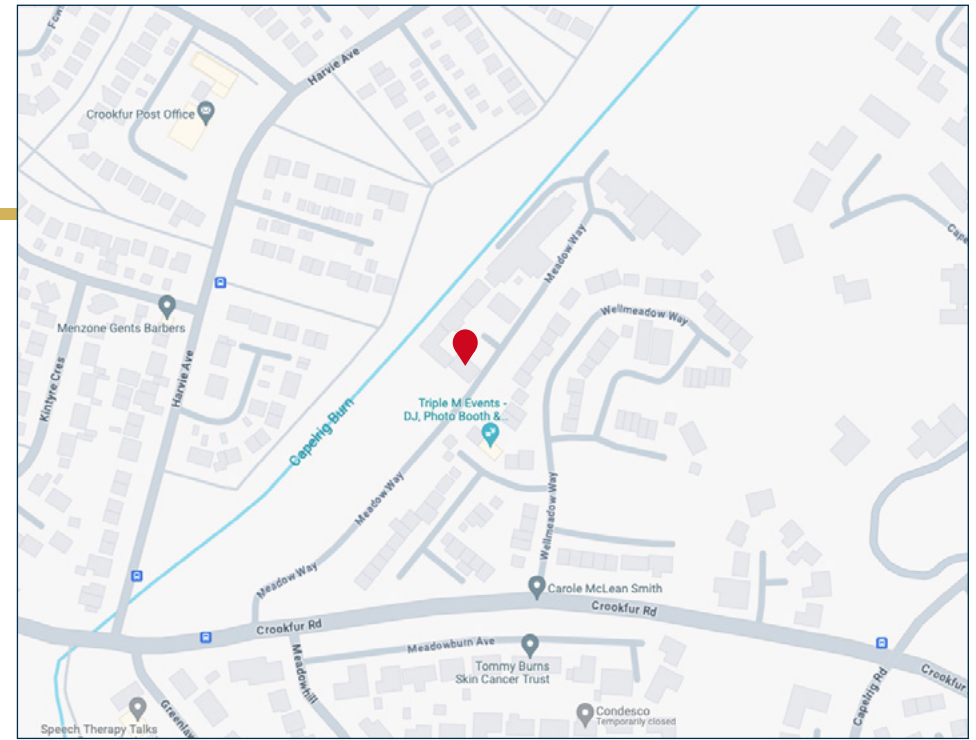
Approximate gross internal area 588 sq ft - 55 sq m



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 C

Fixtures and Fittings

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

Energy Efficiency Rating

Band D

Services

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

Local Authority

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

Property Reference 3060

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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