



Flat 1, 17 Kirkvale Drive, Newton Mearns

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Situation

Kirkvale Drive, is a popular and sought after location within Newton Mearns and is extremely well positioned for amenities within the surrounding district.

A hugely popular suburb, 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 Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Kirkhill Primary School, Mearns Castle and St. Ninian's High Schools. Kirkvale Drive is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.









Description

A well presented and spacious two bedroom ground floor flat located in sought after location of Newton Mearns.

The property affords flexible accommodation throughout and comprises:

Well-kept communal entrance hall and stairwell. Extensive hallway with ample storage cupboards. Bright and spacious sitting room with full width window and beautiful feature fireplace. The sitting room affords access to the spacious dining room, which in turns provides access to the kitchen. The contemporary kitchen, is fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Two double bedrooms, both benefiting from fitted wardrobe space. Bathroom with three piece suite and separate shower enclosure completes the accommodation.

The property is further complemented by gas central heating and double glazing throughout.

Furthermore, at the rear is a residents' car park as well as individual garages for each apartment owner.



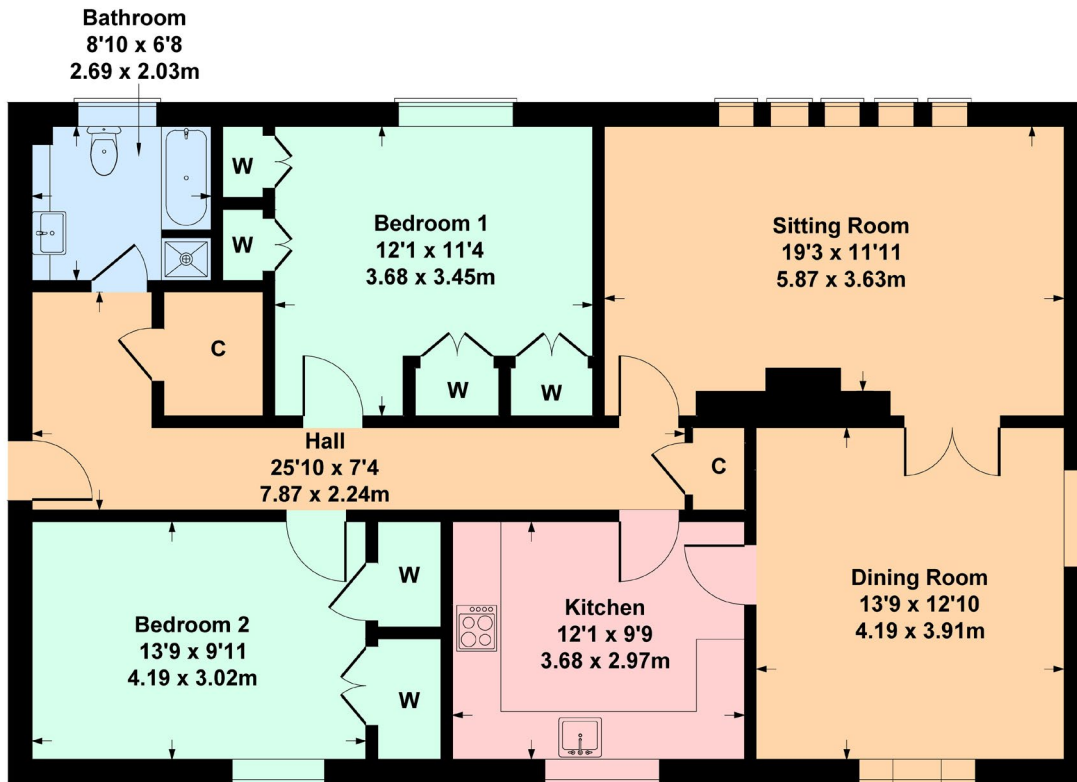


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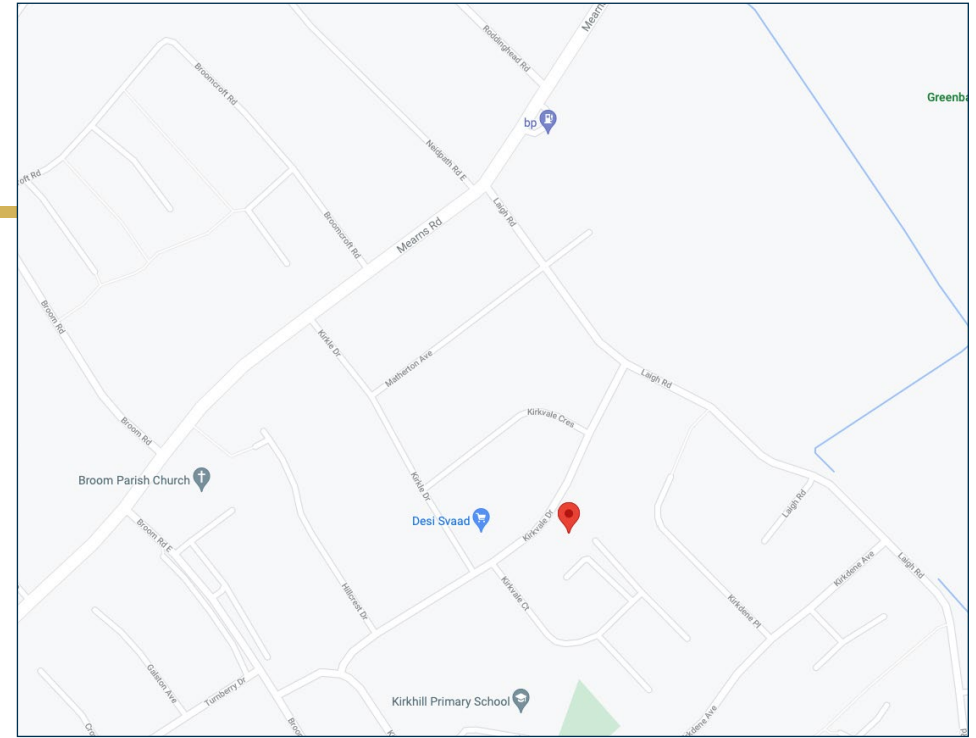
Approximate gross internal area 1123 sq ft - 104 sq m



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.

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 D

Services

The property will be supplied by mains water, drainage 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 2027

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