



23C Buchanan Drive, 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 & Glasgow Southern Orbital.

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. Only a short walk away are the local shops and Co-op on Harvie Avenue and the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Patterton Train Station is a short distance from the property.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Williamwood, Whitecraigs and Cathcart 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, 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.

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





Description

A well presented larger style two bedroom second floor flat, built by Dickie, situated within this popular development with attractively landscaped resident's gardens, close to local amenities and Patterton Train Station.

This particularly spacious flat affords well appointed flexible accommodation, with a tree lined outlook.

At present, the accommodation comprises:

Controlled door entry security system leads to a well-kept and illuminated communal entrance and stair access to all levels. Welcoming reception hallway with storage. A bright and spacious sitting room/dining room with two separate window formations overlooks the front of the property. Kitchen with a full complement of wall mounted and floor standing units. Bedroom one with fitted wardrobes. Bedroom two, again a double bedroom with fitted wardrobes. A bathroom with three piece suite completes the accommodation.

The property is further complemented by electric heating and double glazing. This property benefits from a single garage with electric door, and has internal power and lighting with a floored attic for storage. There is also an additional parking space in front of the garage. Additional residents parking provided.



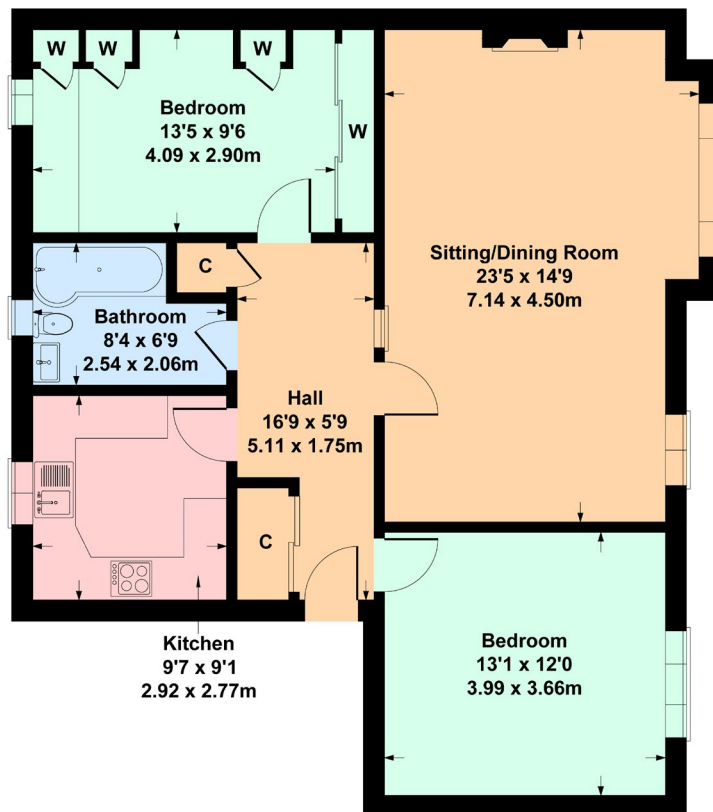


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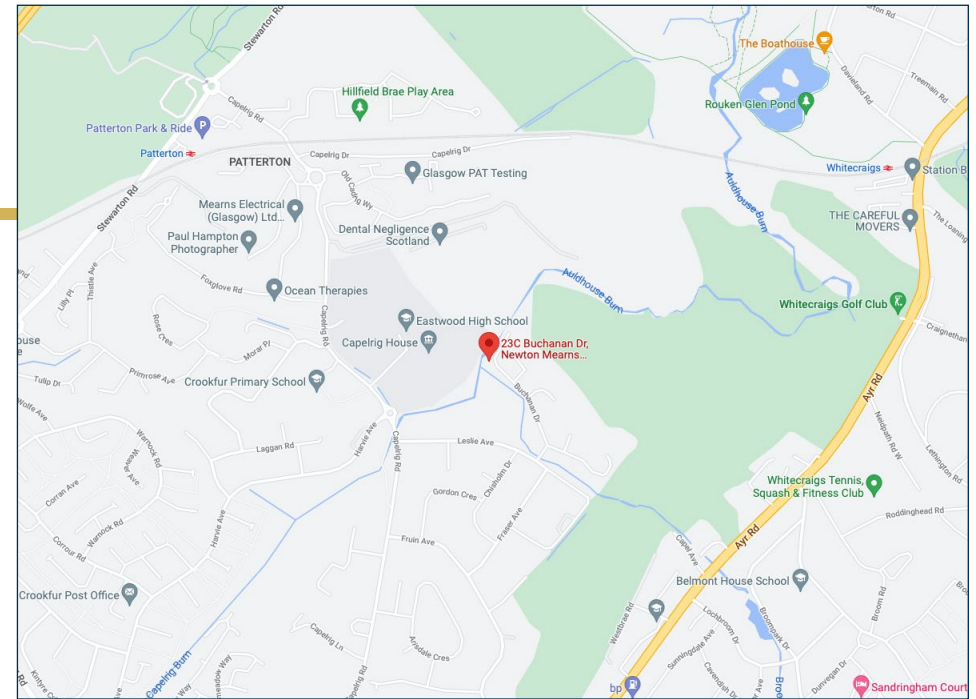
Approximate gross internal area 929 sq ft - 86 sq m



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. 2022

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
Council Tax 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, electricity and drainage. Electric central heating.

Local Authority

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

Property Reference 2891

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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