



12D Buchanan Drive, Newton Mearns

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Situation

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

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.

Newton Mearns is renowned for its high 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. Buchanan Drive is conveniently located for access to The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. Patterton Train Station is within a short walk.

Sports and recreational facilities can be found locally to include Parklands Country Club, David Lloyd Rouken Glen, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Rugby Club, Whitecraigs Tennis Club, Eastwood Theatre and Rouken Glen Park.

In addition, this property sits within the catchment area for highly reputable primary and secondary schools, including St Ninians and Eastwood High Schools.





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Description

A bright two bedroom first floor apartment, set within this popular development, with landscaped tree lined residents' gardens, residents' parking and private garage.

The property enjoys open views to the front of the development towards Leslie Avenue.

The accommodation comprises: Well-kept and illuminated communal entrance with stair access to all levels. Welcoming reception hallway with storage. Bright and spacious open plan sitting/dining room with lovely tree lined aspects to front. The kitchen is fitted with a full complement of wall mounted and floor standing units. Two double bedrooms, both with fitted wardrobes. Shower room with three-piece suite.

The property is further complemented by electric heating and double glazing. This flat has its own lock up garage and the development is maintained by Hacking & Paterson.

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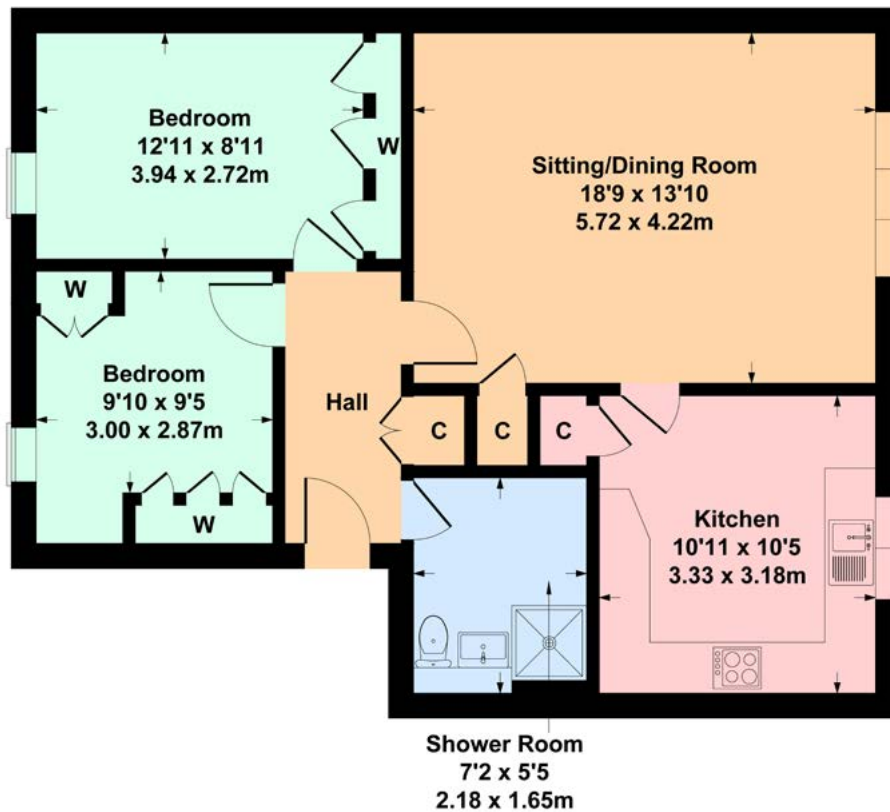


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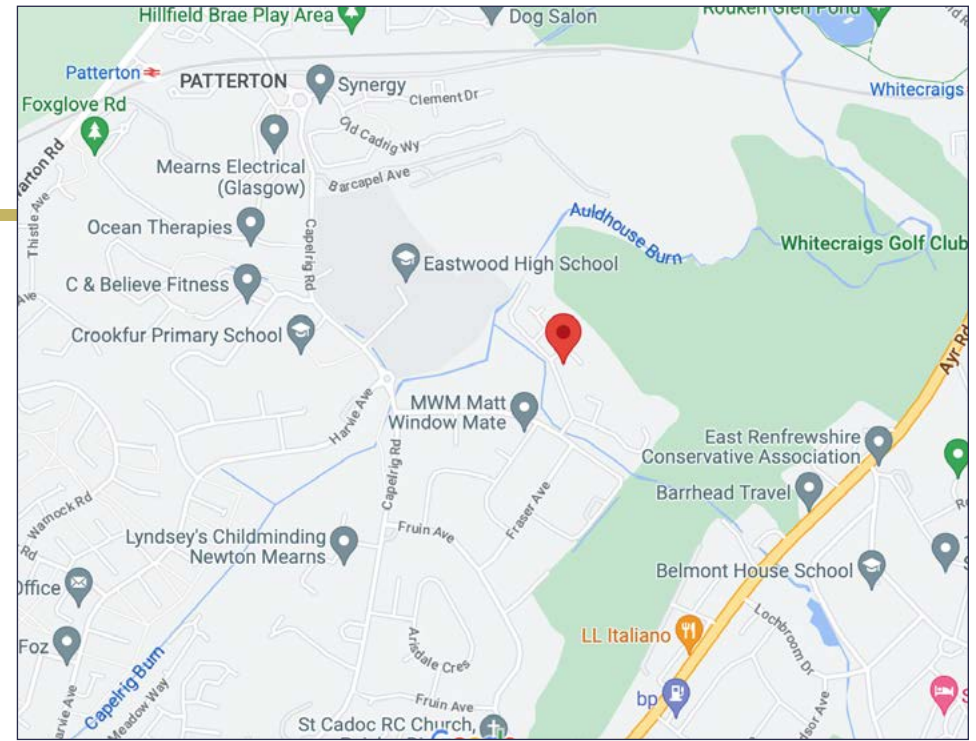
Approximate gross internal area 775 sq ft - 72 sq m



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.
Telephone 0141 616 3960
newtonmearns@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Council Tax Band: D

Fixtures and Fittings

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

Energy Efficiency Rating

Band ?

Services

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

Local Authority

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

Property Reference 2905

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