



Apartment 2C Rosemount Court, Mearns Kirk, Newton Mearns

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### Situation

A well presented ground floor apartment by John Dickie Homes, built circa 1999, situated within highly regarded Mearnskirk, yet only a short distance to Mearns Cross and The Avenue shopping centre.

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.

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 The Greenlaw Retail Park includes Waitrose and Tesco Metro.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling 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.















## Description

Seldom available, a well presented and spacious two bedroom ground floor apartment positioned within Rosemount Court, located within this continually popular and sought after Mearnskirk development, set within well tended mature resident's gardens.

This apartment enjoys pleasant tree lined aspects over the surrounding development.

A secure controlled entry system leads to a well-kept and illuminated communal carpeted entrance. Stair and elevator access to all levels.

The accommodation comprises:

A spacious and welcoming L shape reception hallway with three good internal storage cupboards. Well presented and generous dual aspect corner position sitting room with feature fireplace. Door to balcony with leafy views over the side of the development. A well appointed breakfasting kitchen is fitted with a full complement of wall mounted and floor standing units and complementary worktop surfaces, door to balcony. Principal bedroom with fitted wardrobes and an ensuite shower room. Bedroom two, again of double proportions, with fitted wardrobes. The bathroom completes the overall accommodation.

The property is complemented by its own secure garage, private residents parking, gas central heating and double glazing. The development is maintained by Hacking & Paterson.

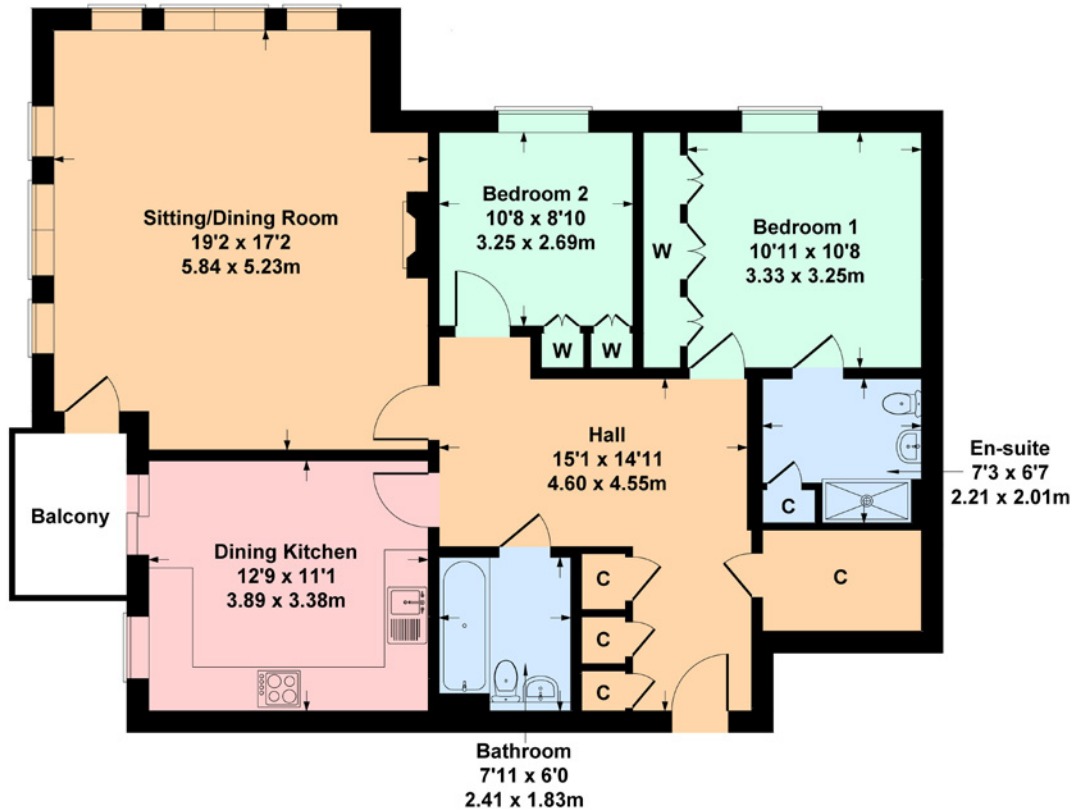




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## Apartment 2C Rosemount Court, Mearns Kirk, Newton Mearns G77 5TY

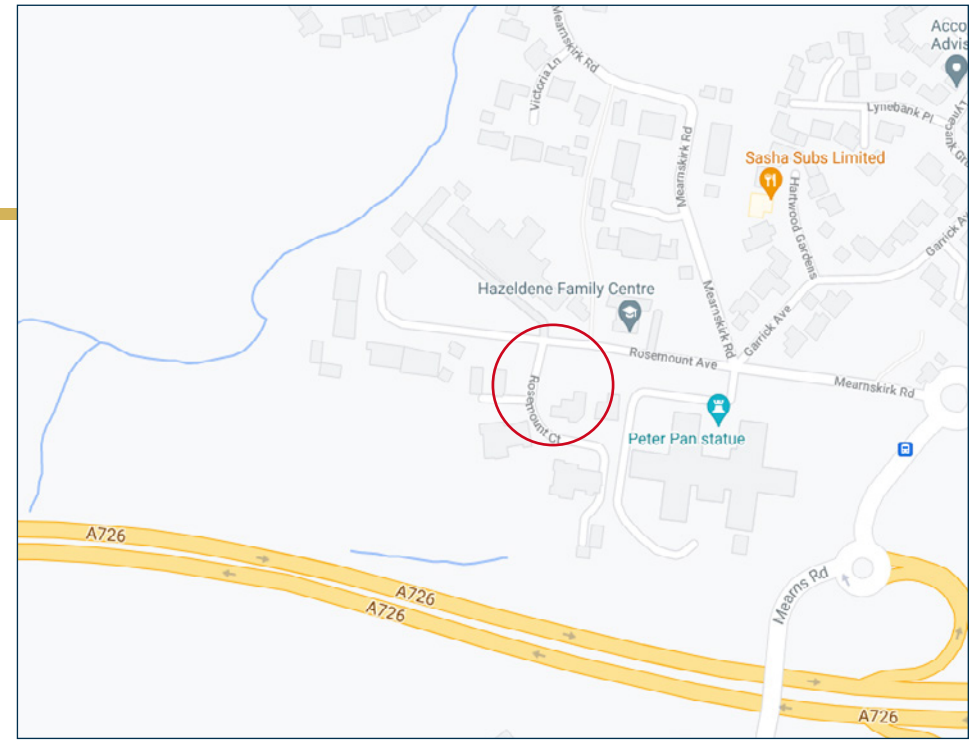
Approximate gross internal area 1,038 sq ft - 96 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings 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. 2021



### 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 F

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band C

### Services

The property will be supplied by mains water, gas 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 1897

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.

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