



7B Netherton Court, Newton Mearns

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## Situation

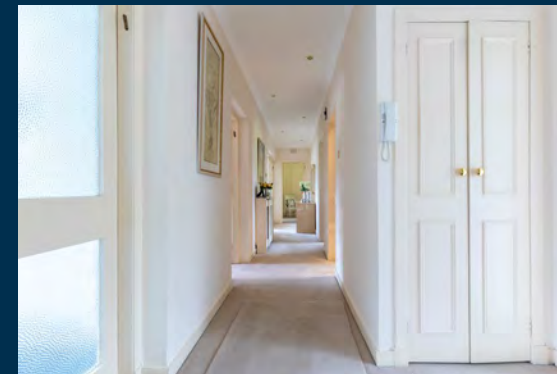
Netherton Court is a popular and sought after location within Newton Mearns, backing onto Whitecraigs golf course and is extremely well positioned for amenities within the surrounding district.

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 acknowledged for its 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. Netherton Court is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. Whitecraigs Train Station is within a short distance away.

Sports and recreational facilities can be found locally to include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs tennis Club, Eastwood Theatre and Rouken-Glen Park, voted best park in the UK in 2016.

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







## Description

Seldom available, second floor apartment set within this sought after development, with attractive landscaped resident's gardens, enjoying aspects over Whitecraigs Golf Club.

This apartment offers bright and flexible accommodation, well maintained by the current owners comprising:

Well-kept and illuminated communal entrance with stair access and lift access to all levels. Welcoming reception hallway with good storage. Bright and spacious sitting room/ dining room. The dining kitchen is fitted with a full complement of wall mounted and floor standing units with integrated appliances. Bedroom one with fitted wardrobes. Bedroom two, again a double size bedroom, with fitted wardrobes. Bedroom three/ TV Room. Well-appointed bathroom. Separate shower room completes the internal accommodation.

The property is further complemented by gas central heating and double glazing. Resident's parking and single garage.









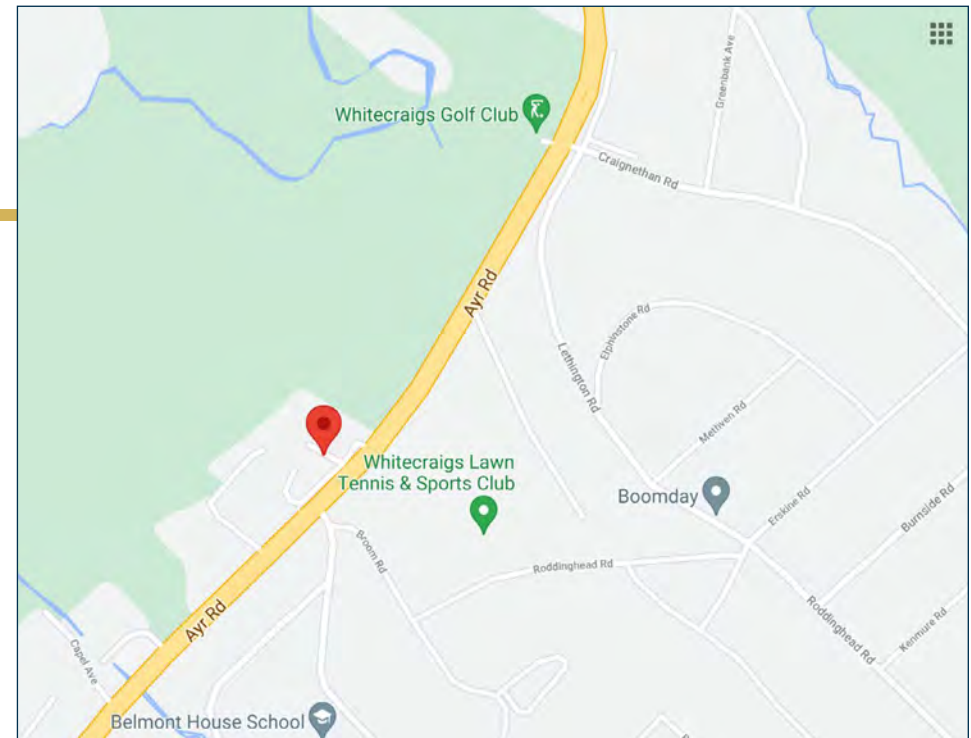
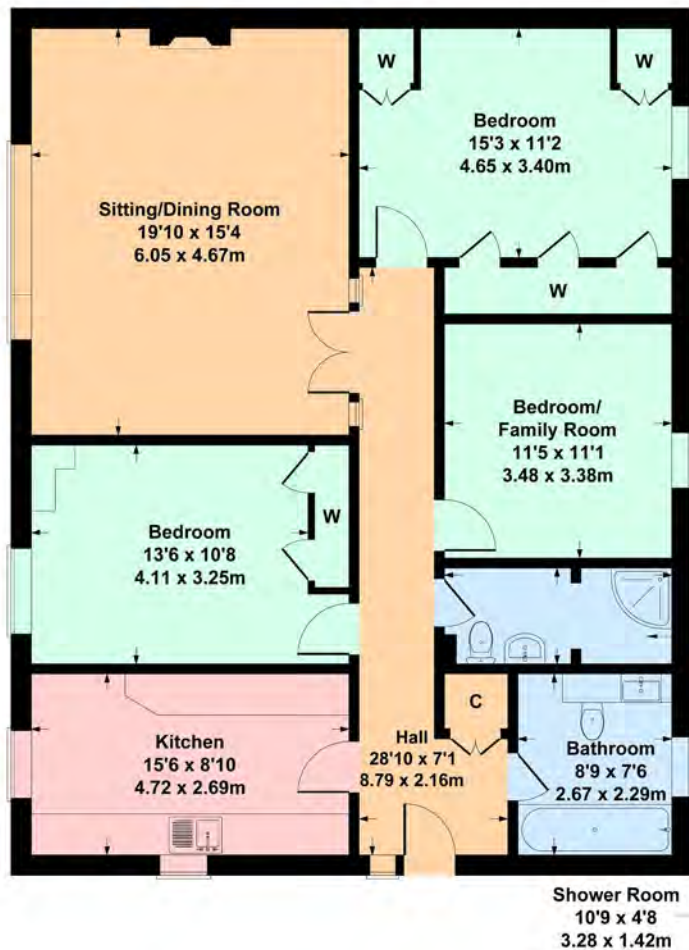


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### 7B Netherton Court, Newton Mearns G77 6EN

Approximate gross internal area 1,260sq ft - 117 sq m



#### 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 C

#### Services

The property will be supplied by mains water, gas and electricity. Gas central heating

#### Local Authority

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

#### Property Reference 1929

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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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