



Flat 6 Teviotdale, Kirkvale Court, Newton Mearns

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Situation

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.

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 Coop on Broom Road East, Broomburn Park and local shops at the Broom, The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro.

Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling and tennis clubs, as well as 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.









Description

A spacious two bedroom/two public room first floor apartment, well placed for local amenities within the surrounding district.

The property affords flexible accommodation and requires some modernisation.

Communal entrance hall and stairwell. Stair access to all levels. Reception hallway with storage cupboards. Bright and spacious sitting room. Family/dining room. Kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces. Utility/ large storage cupboard. Two double bedrooms, both benefiting from fitted wardrobes. Guest WC. The wet room completes the accommodation.

The property is further complemented by electric central heating, a single garage and is mostly double glazed.





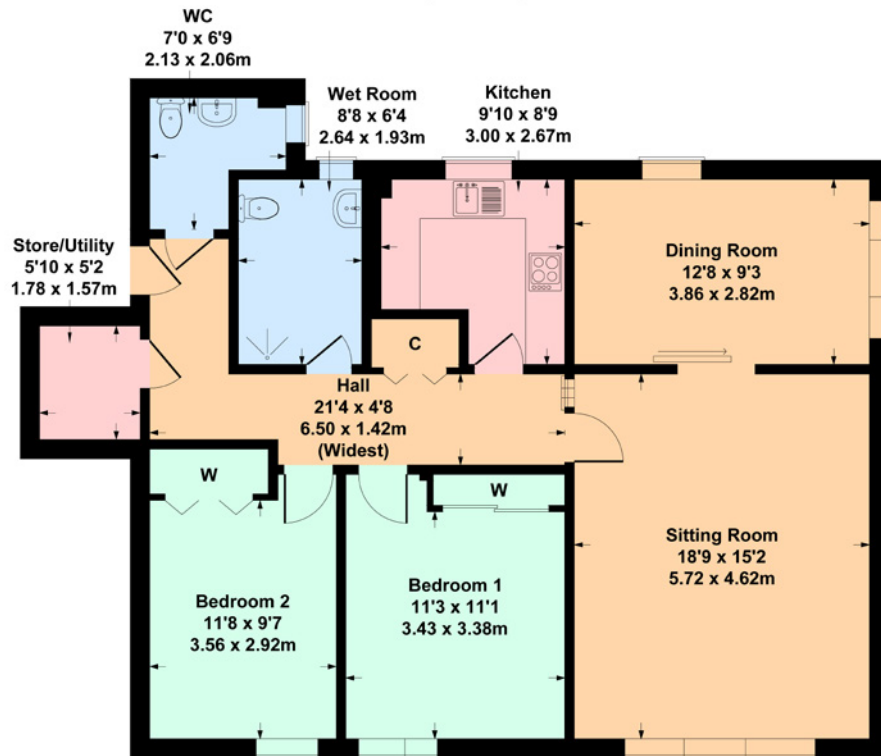




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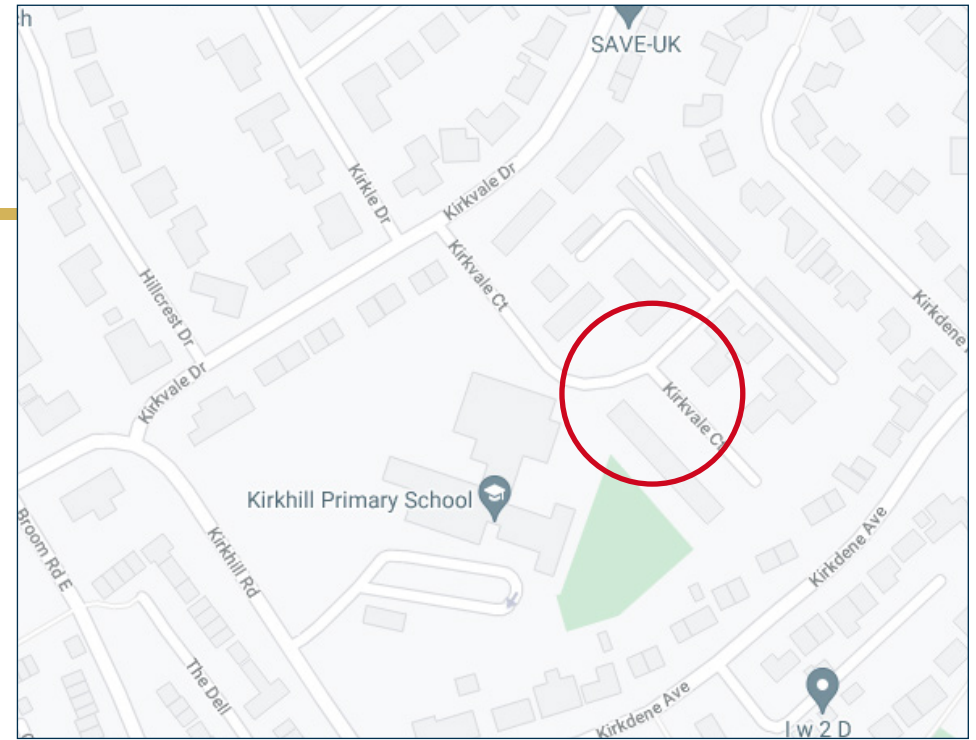
Approximate gross internal area 1,126 sq ft - 105 sq m



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 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.

Local Authority

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

Property Reference 1914

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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