



20 Mearnsview Court, 2 Broomburn Drive, Newton Mearns

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents



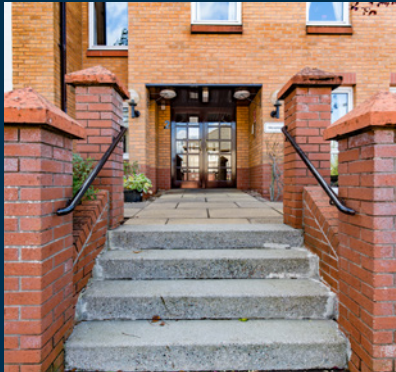
## Nicol Estate Agents

### 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.

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. Mearnsview Court is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and in particular local shops at the Broom.

Sports and recreational facilities can be found locally to include Parklands Country Club, East Renfrewshire, Bonnyton and Whitecraigs golf clubs, David Lloyd Rouken Glen, various bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park.





## Description

A well maintained first floor two bedroom retirement flat, set within this popular and most convenient McCarthy Stone development, just a short walk from public transport, local shops, post office and health surgeries.

The accommodation comprises:

Entrance foyer, which is particularly impressive with beautifully maintained residents' lounge and caretaker's office. Bright and spacious sitting/dining room with feature fireplace. Separate kitchen with a range of wall mounted and floor standing units. Two double bedrooms, one benefiting from fitted wardrobe space. Shower room with three piece suite.

The property is further complemented by double glazing, upgraded electric heating, secure entry system, beautifully maintained landscaped communal garden grounds and private resident's parking facilities. There is a house manager service and pull cords throughout the apartment.



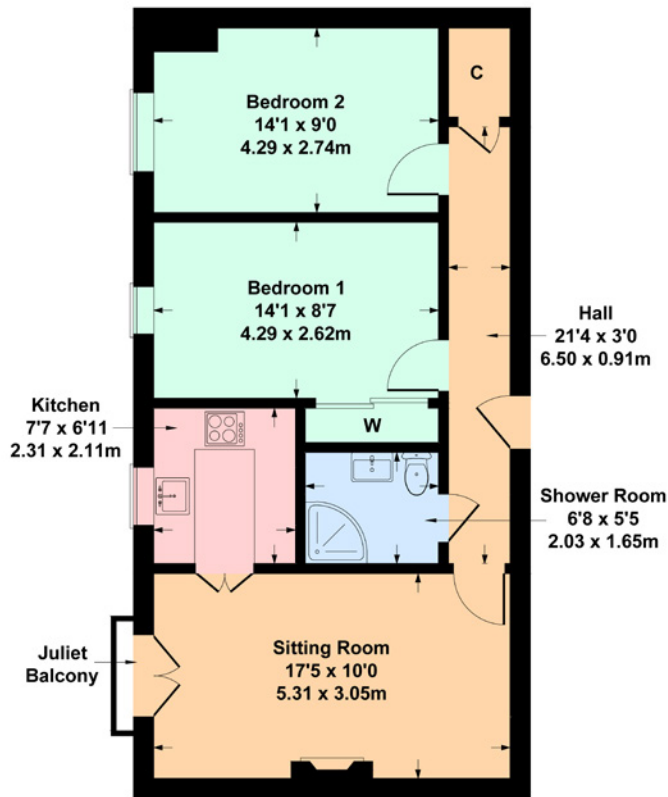


Nicol Estate Agents



20 Mearnsview Court, 2 Broomburn Drive, Newton Mearns, G77 5JL

Approximate gross internal area 639 sq ft - 59 sq m

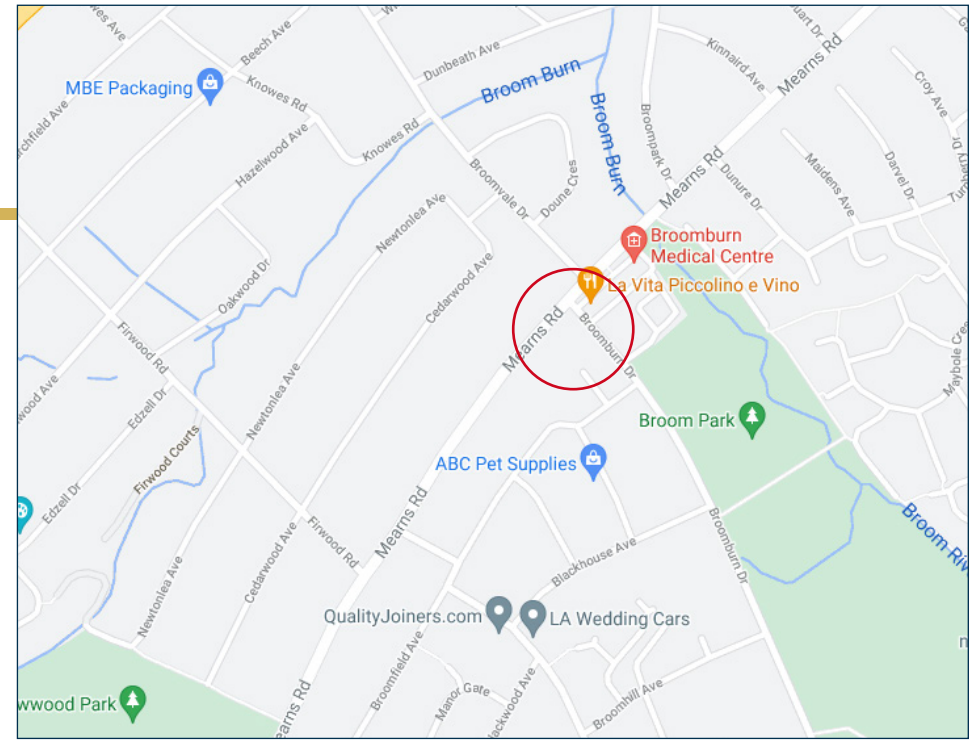


**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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

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 C

**Services**

The property will be supplied by mains water and drainage

**Local Authority**

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

**Property Reference 1912**

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

