



Flat 1/2, 33 Capelrig Road, Newton Mearns

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## Situation

Newton Mearns is acknowledged for the 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. Capelrig Road is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park and is short distance to Patterson Train Station. 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.

A wide range of sports and recreational facilities can be found locally to include Parklands Country Club, David Lloyd Rouken Glen as well as Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, this property sits within the catchment areas for the highly reputable Primary and Secondary schools, including the new state of the art Eastwood and St Ninians High Schools.











## Description

Seldom available, a well presented four bedroom first floor apartment, located within this popular small development, close to local amenities and The Avenue Shopping Centre.

This apartment enjoys pleasant tree lined aspects over the surrounding area and affords flexible accommodation comprising; A secure controlled entry system leads to a well-kept and illuminated communal carpeted entrance. Stair access to all levels. Generous reception hallway with good storage. Bright and spacious sitting room with a Juliette style balcony. The sitting room is open plan to the dining area and kitchen. Well appointed kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one is particularly spacious with dual aspects and has a refitted ensuite shower room. Useful utility room, accessed from the ensuite. Three further double bedrooms. An attractively refitted bathroom with three piece suite and a separate guest WC completes the overall accommodation.

The property is further complemented by electric wet heating and double glazing. Well kept communal garden grounds. Off street parking provided for residents and visitors. This property benefits from its own lock up single garage

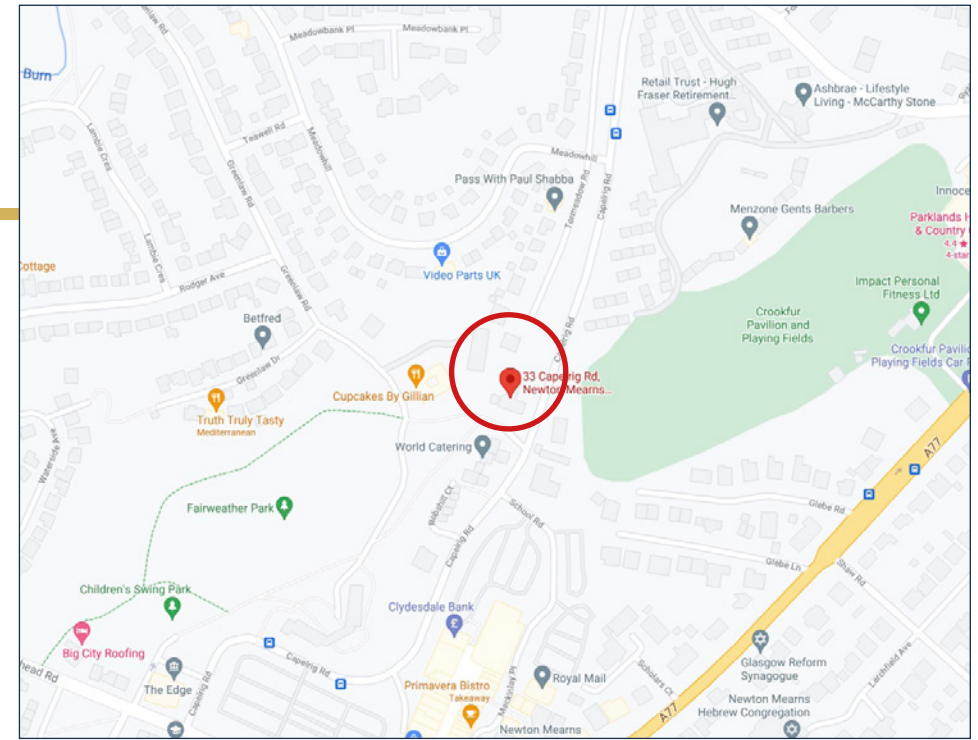
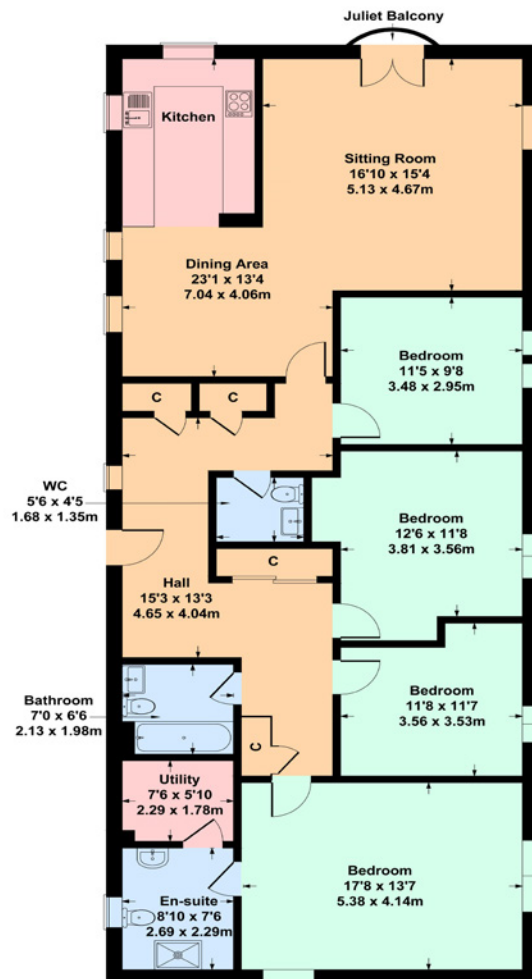




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## Flat 1/2, 33 Capelrig Road, Newton Mearns G77 6JW

Approximate gross internal area 1665 sq ft - 155 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

Band G

### 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, electricity and drainage. Electric central heating.

### Local Authority

East Renfrewshire Council

Council headquarters

Eastwood Park, Rouken Glen Road

Giffnock G46 6UG

Tel: (0141) 577 3000

### Property Reference 1950

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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