



Apt 3D Ramsay Court, Eaglesham Road, Newton Mearns

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## Situation

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern Orbital motorway network, 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, Aldi and Tesco Metro.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, 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. 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/ two public room first floor apartment positioned within sought after Ramsay Court, built by Dickie Homes circa 1991, quietly positioned just off Eaglesham Road, only a short distance to Mearns Cross and The Avenue Shopping Centre.

Set within attractive and well-kept landscaped residents' grounds, this apartment occupies a first floor position with a private south facing balcony and enjoys aspects over the surrounding development and towards Glasgow City Centre.

The complete accommodation extends to approximately 1,038 Sqft (96 Sqm) and offers flexible accommodation comprising:

Secure controlled entry leads to a well-kept and illuminated communal carpeted entrance and stairwell to first floor. Large, welcoming reception hallway with good internal storage. Generous sitting room with patio doors to balcony enjoying southerly aspects and views over the front of the development. Open plan to separate dining room. Well appointed refitted dining kitchen. Bedroom one with fitted wardrobes and ensuite shower room. Bedroom two with fitted wardrobes. The bathroom completes the accommodation.

The property is complemented by its own secure garage, ample residents parking, electric central heating, double glazing and well kept resident's gardens. The development is maintained by Hacking & Paterson.







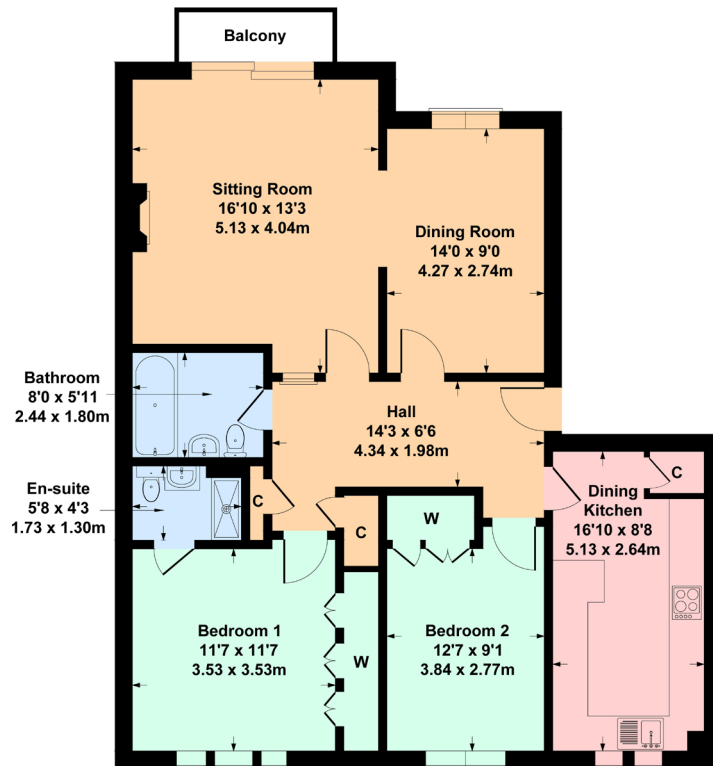


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Approximate gross internal area 1,038sq ft - 96 sq m



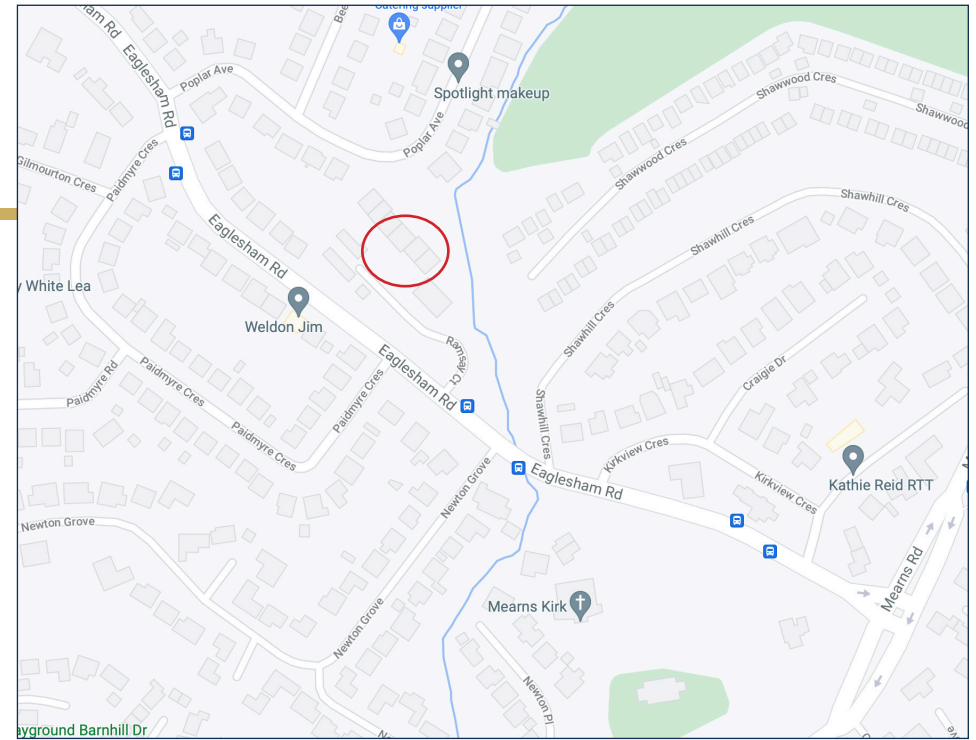
### GROUND FLOOR

#### 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

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, gas and electricity. Electric central heating.

### Local Authority

East Renfrewshire Council

Council headquarters

Eastwood Park, Rouken Glen Road

Giffnock G46 6UG

Tel: (0141) 577 3000

### Property Reference 1969

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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