



The Blossoms, 1B Newton Grove, 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 Southern 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.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Newton Grove is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park, Mearnskirk Coop, Broomburn Park and local shops at the Broom.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, 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.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Mearns Castle and St. Ninian's High Schools.









Description

A bright and well presented two bedroom main door first floor apartment, forming part of a modern detached villa.

The property occupies the entire first floor and comprises:

Entrance hall with staircase to upper floor. Welcoming reception hall. Spacious sitting room with a Juliet balcony. Well appointed modern dining kitchen fitted with a full complement of wall mounted and floor standing units and complementary worktop surfaces. Two spacious double bedrooms, both with fitted wardrobes and one benefiting from an ensuite shower room. A bathroom with a three piece suite completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. Driveway provides off street parking leading to a single garage.



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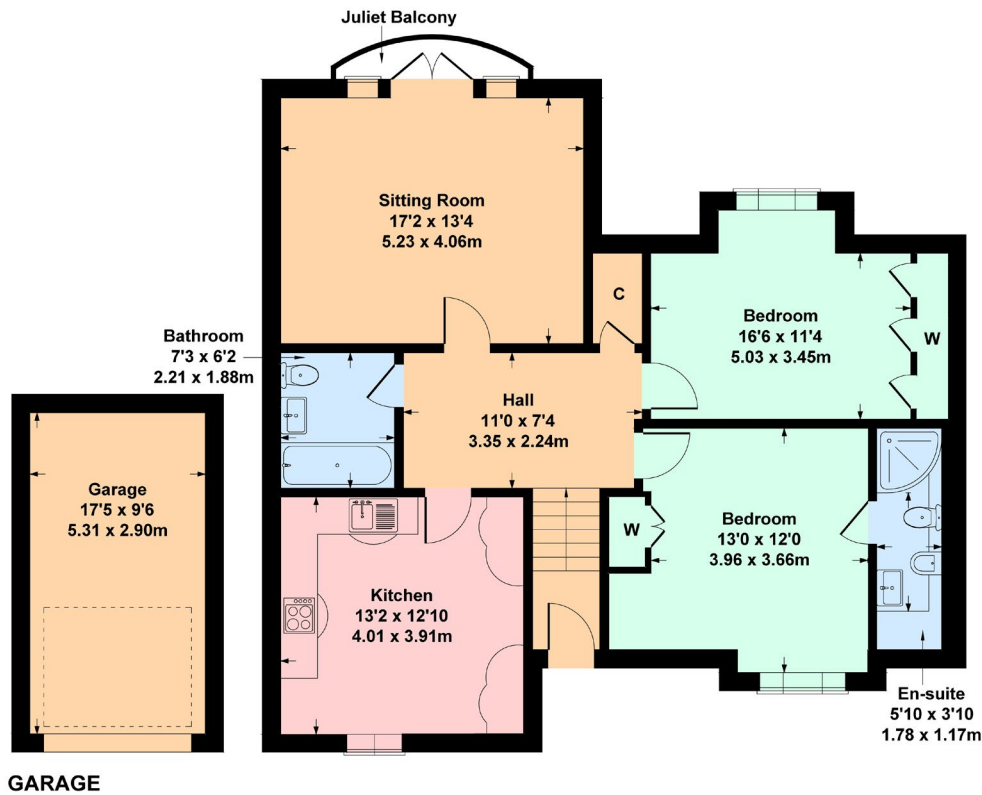


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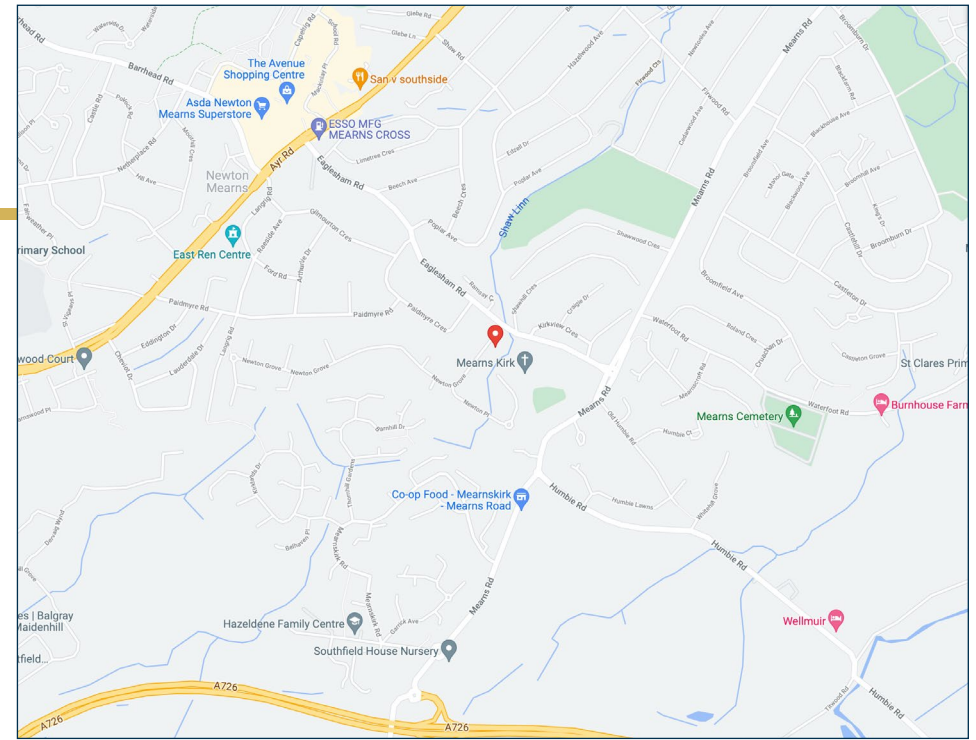
Approximate gross internal area
Main House = 1000 sq ft - 93 sq m
Garage = 165 sq ft - 15 sq m
Total = 1165 sq ft - 108 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting 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 F

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

Property Reference 2033

46 Ayr Road, Newton Mearns, Glasgow G46 6SA
T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

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