



7 Wellmeadow Close, Newton Mearns

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## 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 and Glasgow Southern Orbital motorways.

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. Only a short walk away are the local shops and Co-op on Harvie Avenue and the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Patterson Train Station is a short distance from the property.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Williamwood, Whitecraigs and Cathcart Golf Clubs and 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.

In addition, this property sits within the catchments area for the highly reputable Primary and Secondary schools.



















## Description

This stunning two bedroom ground floor flat has a private enclosed garden with an outbuilding and residents parking, occupies a favoured position within the popular Wellmeadow development and has recently undergone a significant transformation.

Located close to local amenities, this property affords well appointed accommodation, with a stylish modern interior and enjoys a tree lined outlook to the front over the landscaped resident's gardens.

The accommodation comprises:

Reception hall. Bright and spacious sitting /dining room. Open plan layout to the well appointed kitchen fitted with floor standing units and complementary worktop surfaces. Double bedroom with wardrobes and storage cupboard. Second double bedroom. An attractive bathroom with three piece suite and shower over the bath completes the accommodation.

The property is further complemented by gas central heating, replacement double glazing and has a landscaped enclosed rear garden with useful outbuilding, providing multifunctional space. Garden store. Residents and visitor parking.









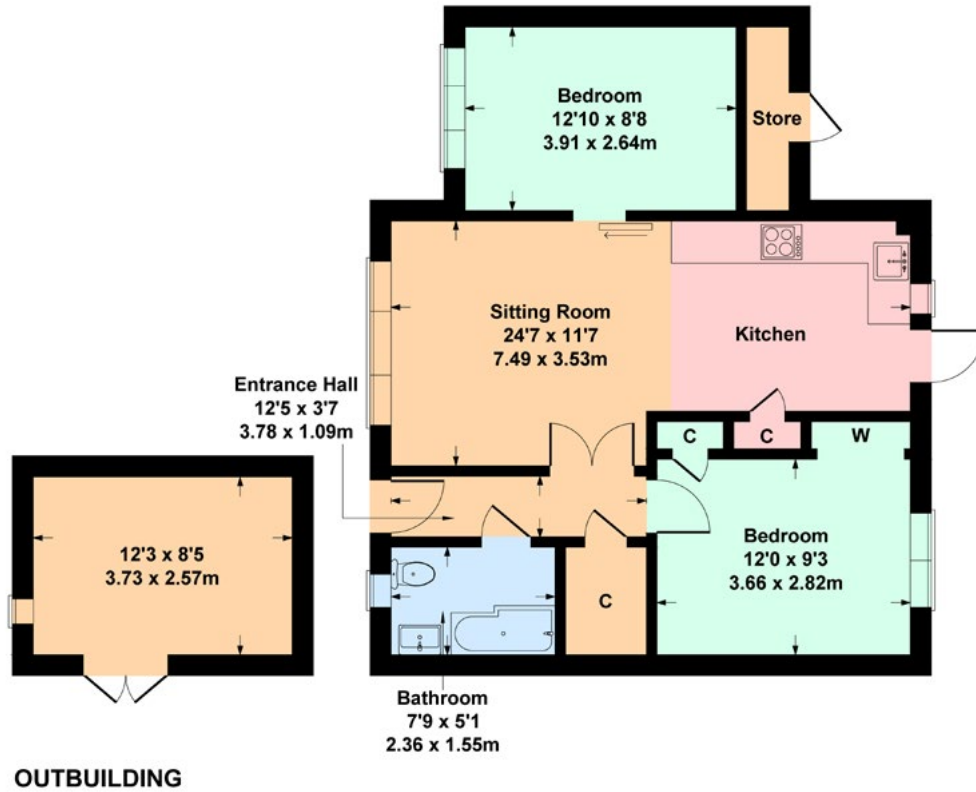


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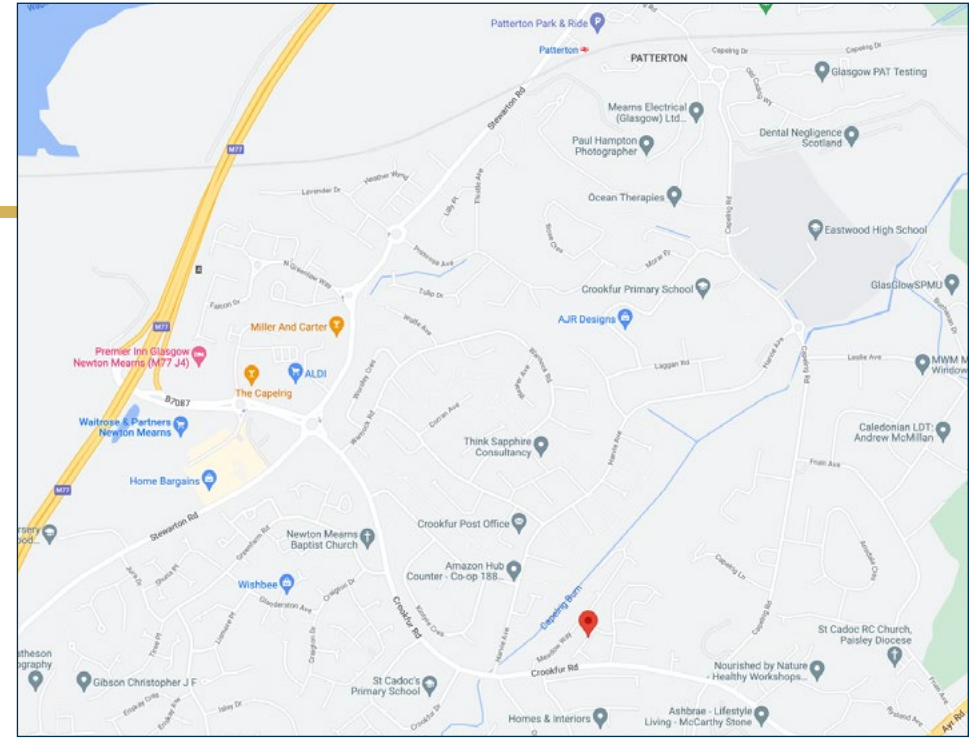
Approximate gross internal area  
Main House = 646 sq ft - 60 sq m  
Outbuilding = 103 sq ft - 10 sq m  
Total = 749 sq ft - 70 sq m



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. 2022

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 C

#### 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 2722

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