



Apartment G/2, 10 Bluebell Drive, Greenwood Manor, Newton Mearns

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow 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 beautiful Ayrshire coast. Patterson Train Station is a short walk away.

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. Greenwood Manor is only a short distance to the local shops on Harvie Avenue and the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants.

Local sports and recreational facilities include David Lloyd's Rouken Glen, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs and Whitecraigs Tennis and Rugby 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

A bright and well presented three bedroom/two public room ground floor apartment built by Stewart Milne in 2010, located within the continually popular Greenwood Manor development, set within attractive resident's gardens, close to Patterton Train Station.

Secure controlled entry leads to a well-kept and illuminated communal carpeted entrance with elevator access to all levels.

The accommodation extends to around 1353 Sqft (or 126 Sqm) and offers flexible accommodation comprising:

Welcoming reception hallway with good storage. Well presented and generous bay window sitting room with feature fireplace and window seating. Dining /family room with French doors to a private terrace. Well appointed kitchen with integrated appliances. Spacious principal bedroom with fitted wardrobes and an attractive ensuite bathroom with separate walk in shower. Bedroom two with fitted wardrobes. Bedroom three/study with fitted wardrobes. All three bedrooms overlook the rear of the development. An attractive shower room completes the accommodation.

The property is complemented by its own secure garage, an allocated parking space, residents parking, gas central heating and double glazing.











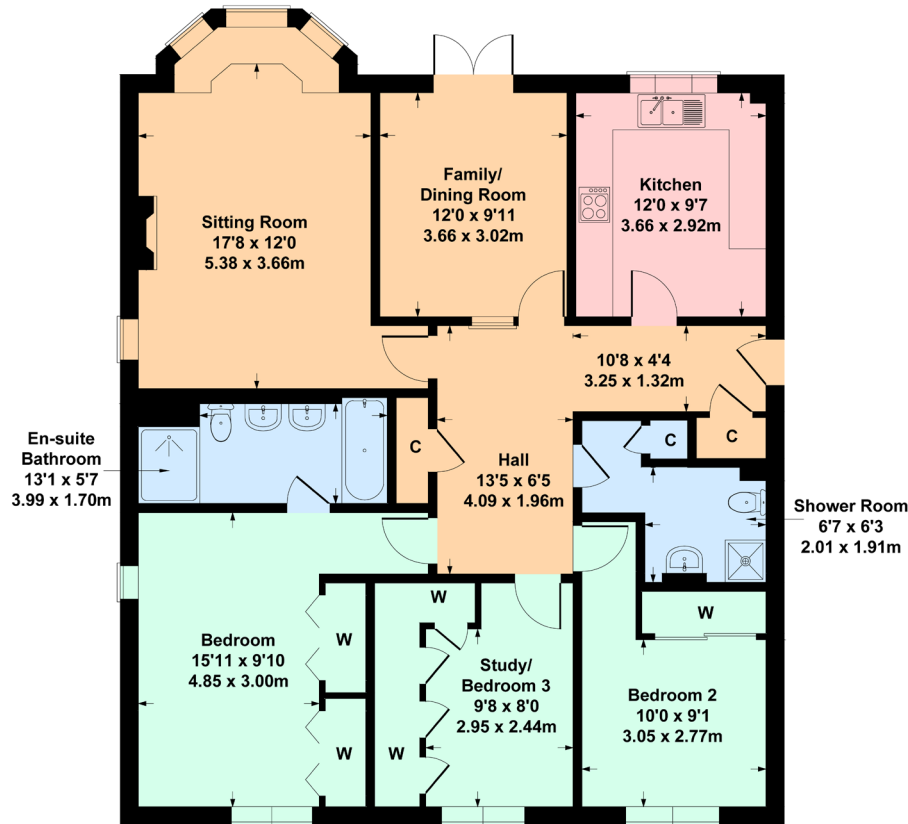


Nicol Estate Agents



Apartment G/2, 10 Bluebell Drive, Greenwood Manor, Newton Mearns, G77 6FN

Approximate gross internal area 1,353 sq ft - 126 sq m

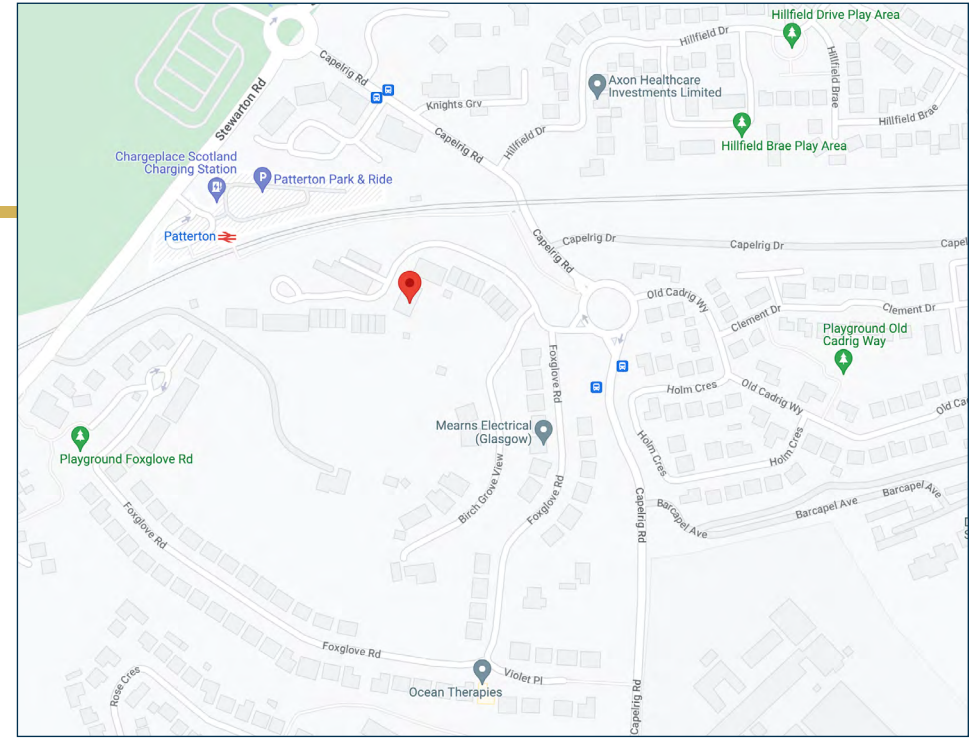


GROUND FLOOR

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. 2023

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: 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, gas and drainage. Gas central heating.

Local Authority

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

Property Reference 2857

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

