



31 Robshill Court, Capelrig Road, Newton Mearns

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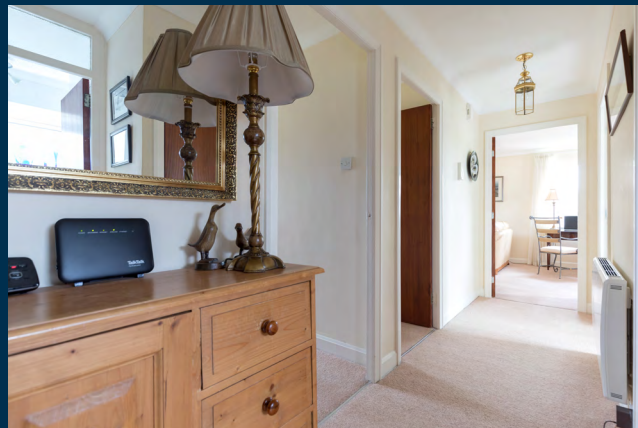
Situation

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 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.

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. Robshill Court is conveniently located for access to The Avenue Shopping Centre, Waitrose and Aldi at Greenlaw Retail Park.

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 second floor flat, with leafy outlook to the rear of this development over the surrounding area and towards Glasgow and hills beyond, situated within this popular small private residential development, close to Mearns Cross and The Avenue Shopping Centre.

Internally the property has been upgraded and well maintained by the current owners. The complete accommodation comprises:

Secure controlled entry leads to a well-kept and illuminated communal entrance and stairwell. Stair access to all levels. Welcoming reception hallway with storage. Bright and spacious triple aspect sitting/dining room with views towards Glasgow and hills beyond. Open plan arrangement to the dining. Well appointed refitted kitchen with complementary worktops and integrated appliances. Two bedrooms, both with wardrobes. An attractively refitted bathroom, with shower over bath, completes the accommodation.

The property is complemented by its own secure garage with remote electric door, residents parking, electric heating, double glazing and well kept residents gardens. The development is maintained by Redpath Bruce. Furniture and some items are available by separate negotiation.





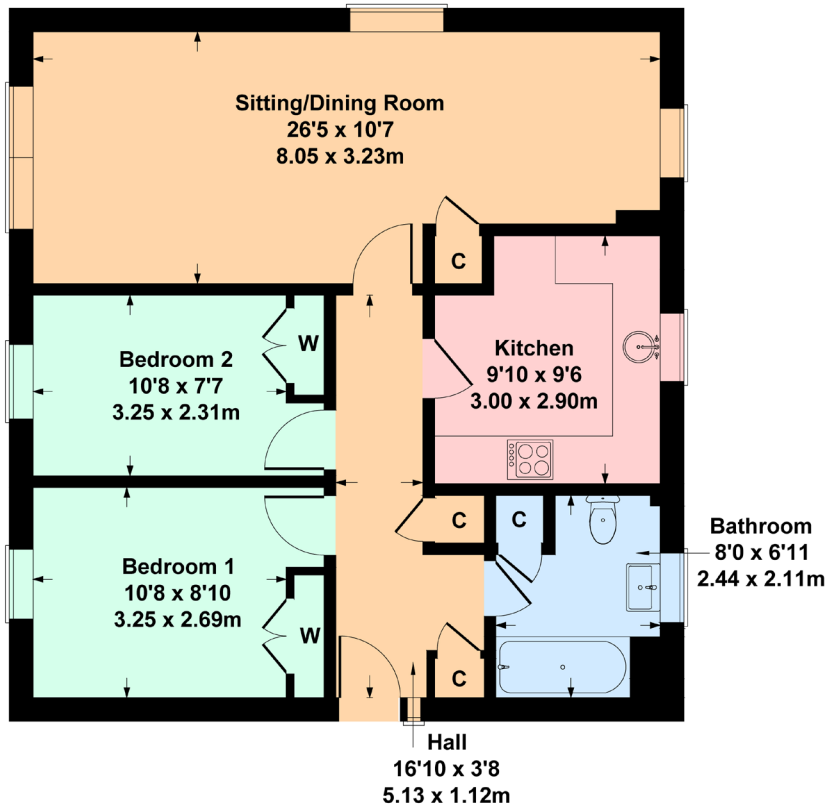


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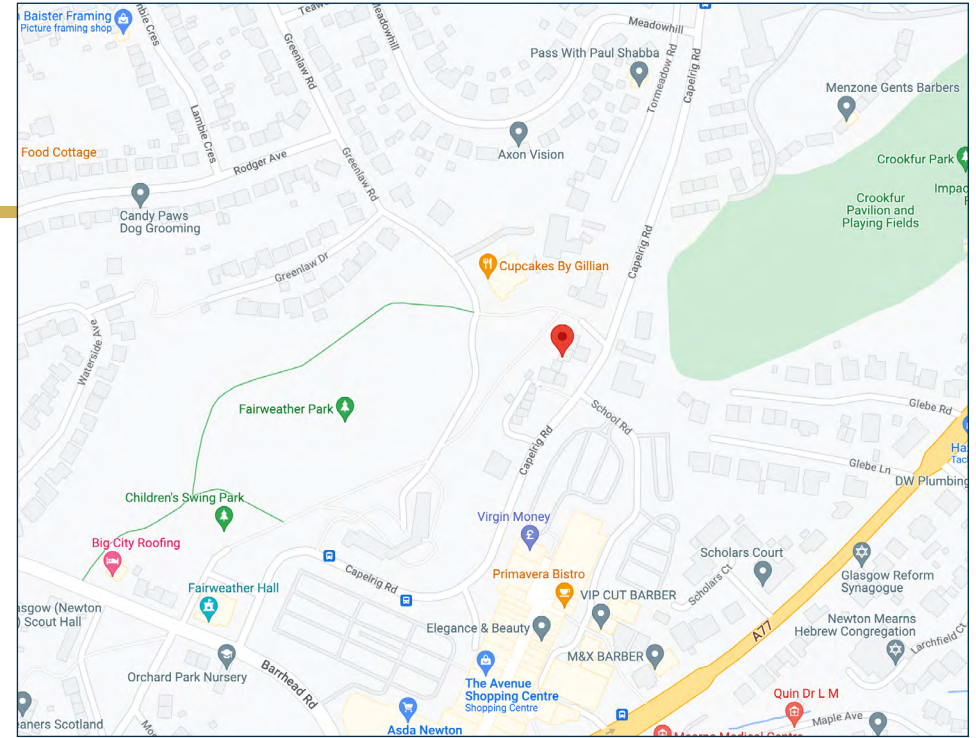
Approximate gross internal area 738 sq ft - 69 sq m



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. 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 D

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band E

Services

The property will be supplied by mains water, electricity and drainage.

Local Authority

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

Property Reference 2864

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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