



Apt 1B Newton Court, 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. Newton Court is conveniently located for access to The Avenue Shopping Centre, Greenlaw Village Retail Park which includes Waitrose, Aldi and Tesco, local shops at the Broo m and Broomburn Park.

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

Located on the ground floor, is this spacious three bedroom/ two public room apartment, built by John Dickie Homes, situated within this continually popular development, with well tended landscaped resident's gardens and yet only a short distance to Mearns Cross and The Avenue Shopping Centre.

The accommodation comprises:

A secure controlled entry system leads to a well-kept and illuminated communal carpeted entrance. A spacious and welcoming reception hallway with good storage. Well presented and generous sitting room with patio doors to a sit out balcony enjoying views over the resident's grounds. Dining room. Well appointed breakfasting kitchen fitted with a full complement of wall mounted and floor standing units and complementary worktop surfaces. Principal bedroom with fitted wardrobes and an ensuite shower room. Bedroom two with fitted wardrobes and bedroom three, again both of double proportions. The shower room completes the overall accommodation.

The property is complemented by its own garage, ample residents and visitor parking, electric central heating and double glazing.





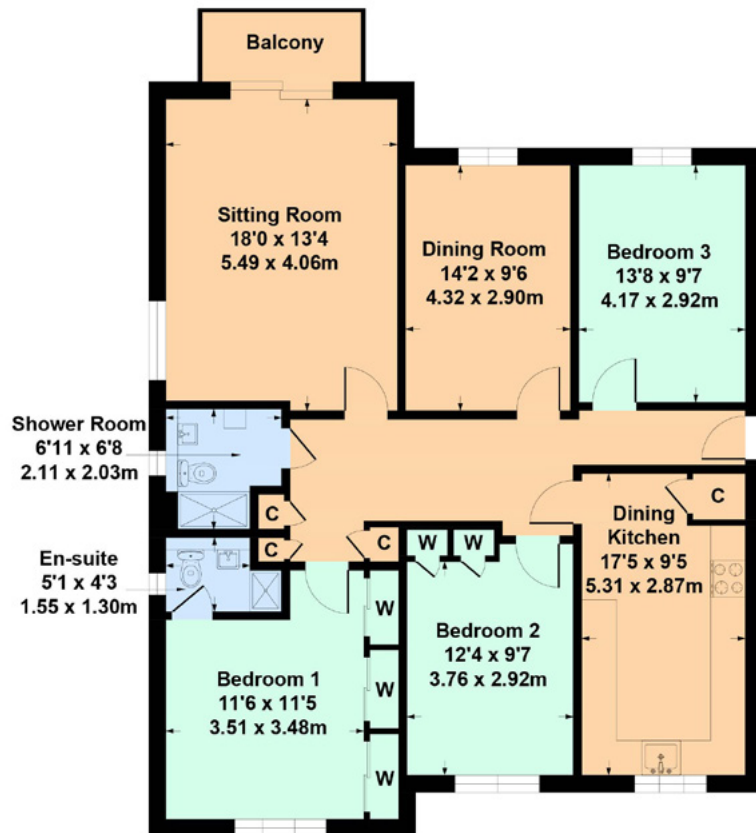


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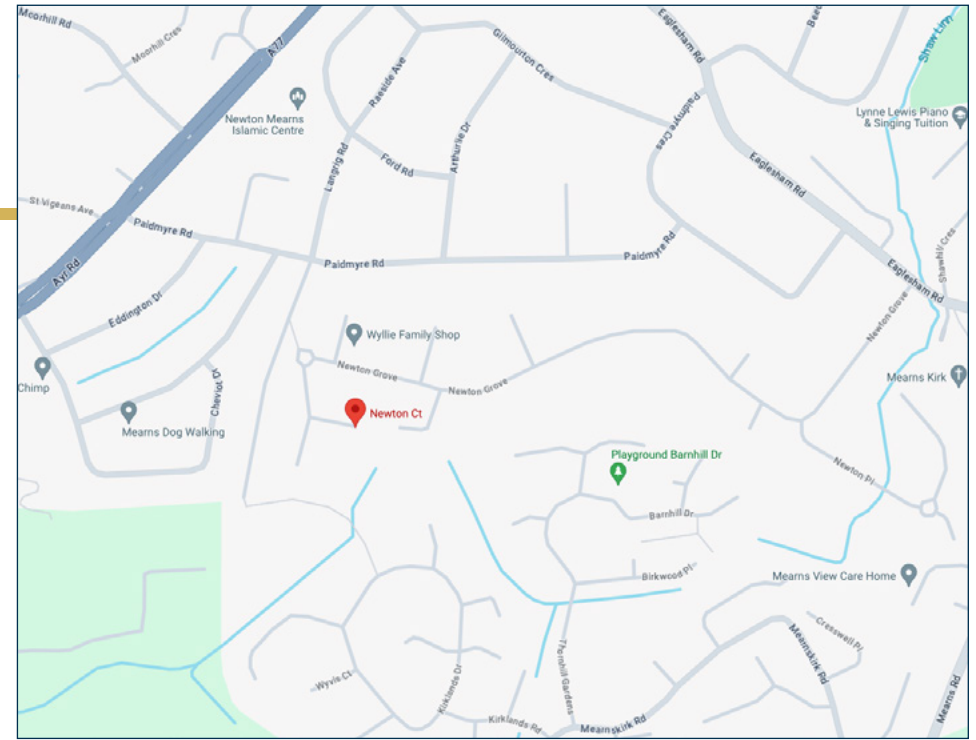
Approximate gross internal area 1262 sq ft - 117 sq m



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. 2024

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 D

Services

The property will be supplied by mains water and electricity. Electric heating.

Local Authority

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

Property Reference 3079

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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