



15F, Burnwood Court, Buchanan Drive, Newton Mearns G77 6QN

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Situation

Buchanan Drive is a popular and sought after location within Newton Mearns and is extremely well positioned for amenities within the surrounding district.

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 & Glasgow Southern Orbital.

Newton Mearns is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Buchanan Drive is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. Patterson Train Station is within a short walk.

Sports and recreational facilities can be found locally to include Parklands Country Club, Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park.

In addition this property sits within the catchments area for the highly reputable Primary and Secondary schools and the new state of the art Eastwood High School. The property is located approximately 1 mile from the private Belmont House School and within easy reach of various pick up points for Glasgow's other private schools.







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Description

A well presented two bedroom top floor apartment set within this sought after development by Dickie, set with attractive landscaped tree lined resident's gardens, backing onto the fairways of Whitecraigs Golf Club.

The property enjoys lovely tree lines aspects towards the 10th fairway of Whitecraigs Golf Club and semi open views to the front of the development towards Leslie Avenue. Bright and spacious accommodation of a size and scale rarely seen today, well presented throughout. The accommodation comprises:

Well-kept and illuminated communal entrance with stair access to all levels. Welcoming reception hallway, bright and spacious sitting room/dining room, open plan arrangement to kitchen, with aspects to front of property. Well appointed modern kitchen with a full complement of wall mounted and floor standing units, integrated appliances with dish washer and fridge freezer. Generous master bedroom with fitted wardrobes and overlooking Whitecraigs Golf Course. Bedroom two, again double size with tree lined views to golf course. Attractive bathroom with three piece white suite.

The property is further complimented by electric central heating and double glazing. This particular apartment has its own secure lock up garage. The development is maintained by Hacking & Paterson.



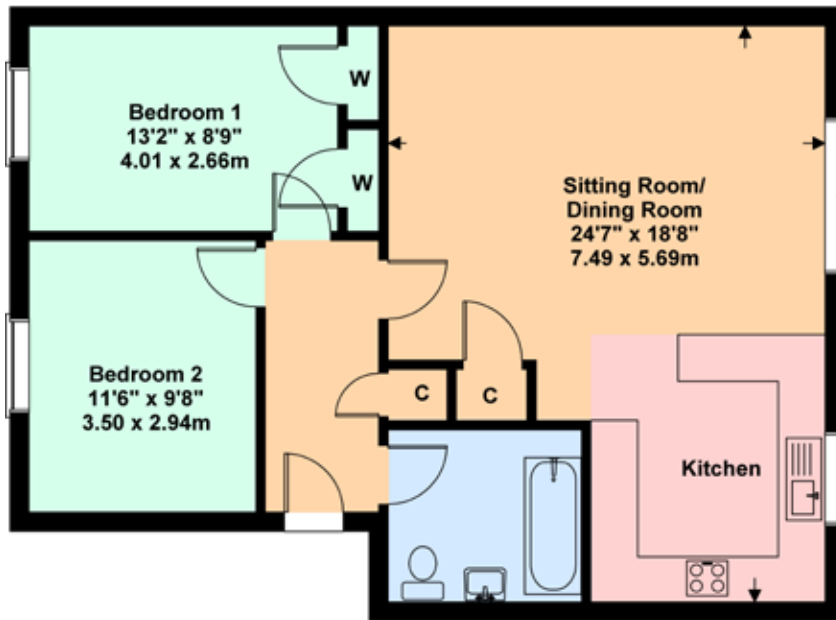
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Approximate gross internal area 777 sq ft - 72 sq m



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk



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 F

Services

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

Local Authority

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

Property Reference 553

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.

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