



2 Larchfield Court, Newton Mearns G77 5PL

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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 & 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. Larchfield Court is conveniently located for walking access to The Avenue shopping centre and within a short drive of Waitrose at Greenlaw Village Retail Park.

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 spacious first floor three bedroom apartment situated within this exclusive and private residential development, positioned at the end of a residential cul-de-sac, close to Mearns Cross and The Avenue shopping centre, enjoying aspects over the surrounding district.

One of only 18 apartments. The accommodation extends to over 1300 Sqft, would benefit from some cosmetic upgrading and offers flexible accommodation comprising:

Secure controlled entry leads to a well-kept and illuminated communal entrance and stairwell. Lift access to all levels. Welcoming reception hallway with good storage. Generous sitting room, patio doors to balcony enjoying aspects over surrounding area and communal gardens. Separate dining room, again with direct access to balcony. Breakfasting kitchen. Separate utility room, master bedroom with refitted ensuite shower room/wet room. Bedroom two with fitted wardrobe. Bedroom three with fitted wardrobe. Bathroom.

The property is complimented by its own secure garage, residents parking, gas central heating, double glazing and well kept resident's gardens. The development is maintained by Hacking & Paterson.





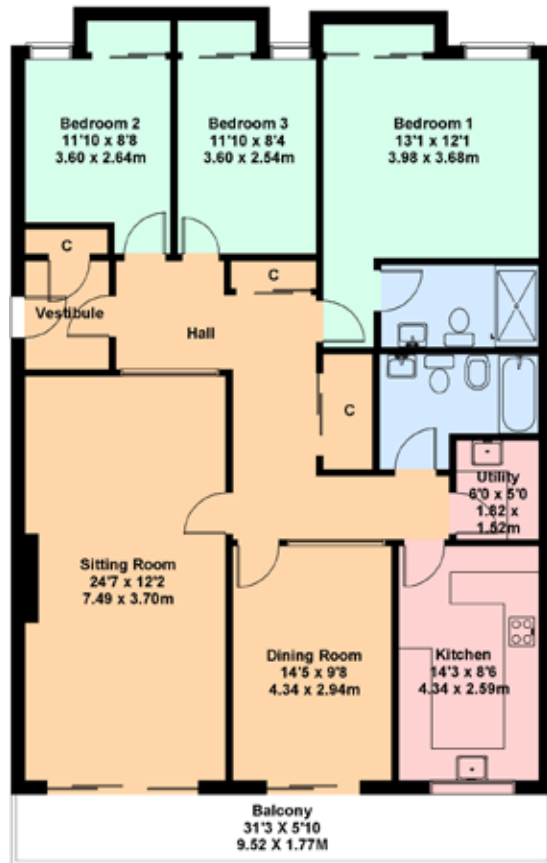
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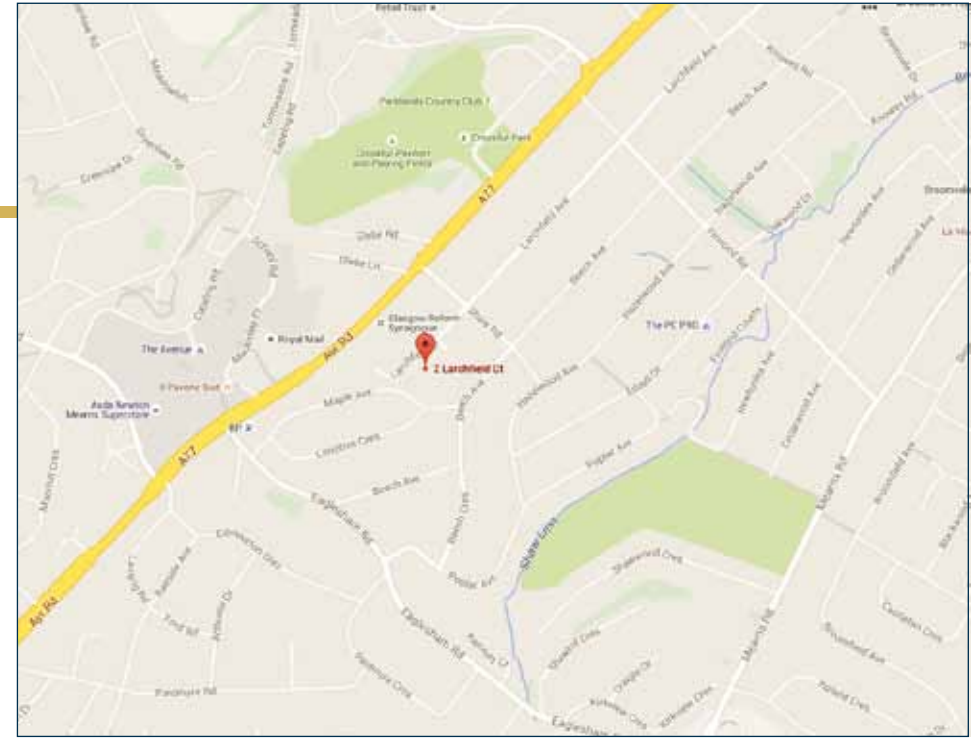
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Approximate gross internal area 1366 sq ft - 127 sq m



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

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 D

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 583

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