



21 Hill Avenue, Newton Mearns G77 6BL

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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.

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.



Description

A two bedroom lower cottage flat close to Mearns Cross and The Avenue shopping centre.

Internally the property requires a degree of cosmetic upgrading.

At present the complete accommodation comprises:

Reception hall, spacious sitting room, kitchen, 2 bedrooms and bathroom.

Private garden area. Garden shed.



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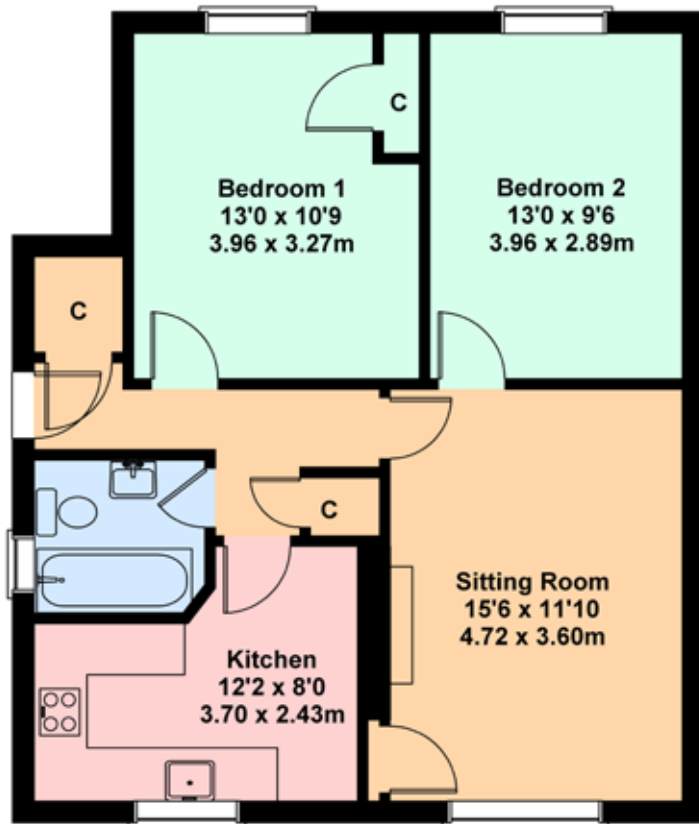


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Newton Mearns
G77 6BL

Approximate gross internal area 674 sq ft - 63 sq m



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: B

Fixtures and Fittings

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

Agents Note:

The property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

Energy Efficiency Rating

Band D

Services

The property will be supplied by mains water, gas, electricity and drainage. Gas central heating (not tested).

Local Authority

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

Property Reference 586

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.

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