



30 Mallots View, Newton Mearns G77 6FE

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Situation

Mallots View is positioned just off Hunter Drive and is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park.

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, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll



Description

A well presented upper one bedroom apartment set within this established modern development by MacTaggart & Mickel, close to Mearns Cross. Elegant and light accommodation, which extends to nearly 500Sqft and offers accommodation comprising:

A welcoming reception hall with excellent storage. Bright and generously portioned sitting room on an open plan arrangement to the dining room. Well appointed integrated kitchen with a full complement of wall mounted and floor standing units and complementary worktops. Master bedroom with large fitted wardrobes. Bathroom with three piece white suite completes the accommodation.

The property is further complimented by gas central heating and double glazing. Designated parking space leading to a single garage, further residents and visitors parking. Well-kept and landscaped communal gardens surround Mallots View with a designated child play area a short distance away. The development is maintained by Redpath Bruce.

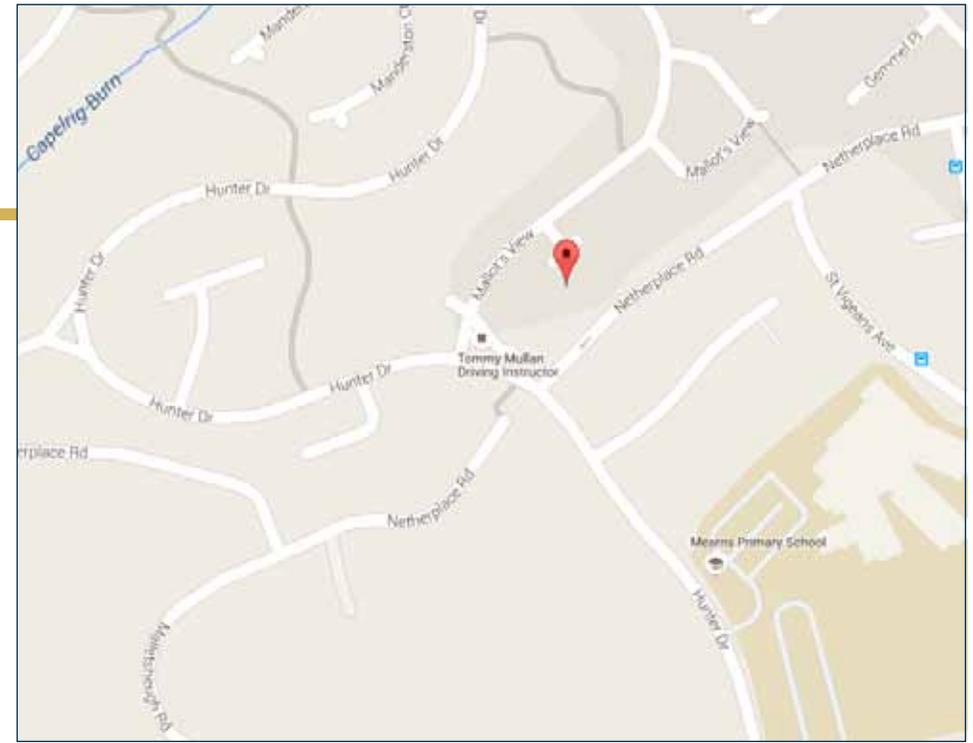




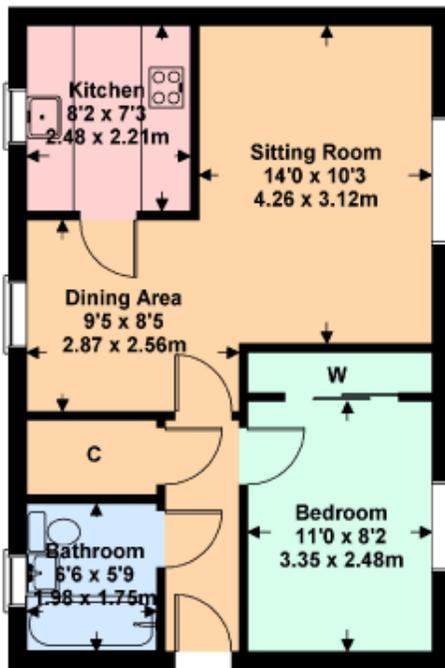
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Approximate gross internal area 496 sq ft - 46 sq m



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 C

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

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

Property Reference 664

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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA
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