



34C Castleton Court, Castleton Drive, Newton Mearns

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents



Nicol Estate Agents

## Situation

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

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.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Kirkhill Primary School, Mearns Castle and St. Ninian's High Schools. Castleton Court is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.





## Description

A well presented and spacious three bedroom first floor flat located in sought after location of Newton Mearns.

The property has been well maintained and upgraded by the current owners and comprises:

Well kept communal entrance hall and stairwell. Extensive hallway with ample storage space. Bright and spacious sitting room with full width window and a stunning feature fireplace. The sitting room is on an open plan arrangement to the dining room. The contemporary, refitted kitchen is fitted with a range of wall mounted and floor standing units, integrated appliances and complimentary worktop surfaces. Master bedroom with walk in dressing room. Two further double bedrooms. Recently refitted shower room.

The property is further complimented by 'electric wet' system and double glazing. Furthermore, at the front is a residents' car park.

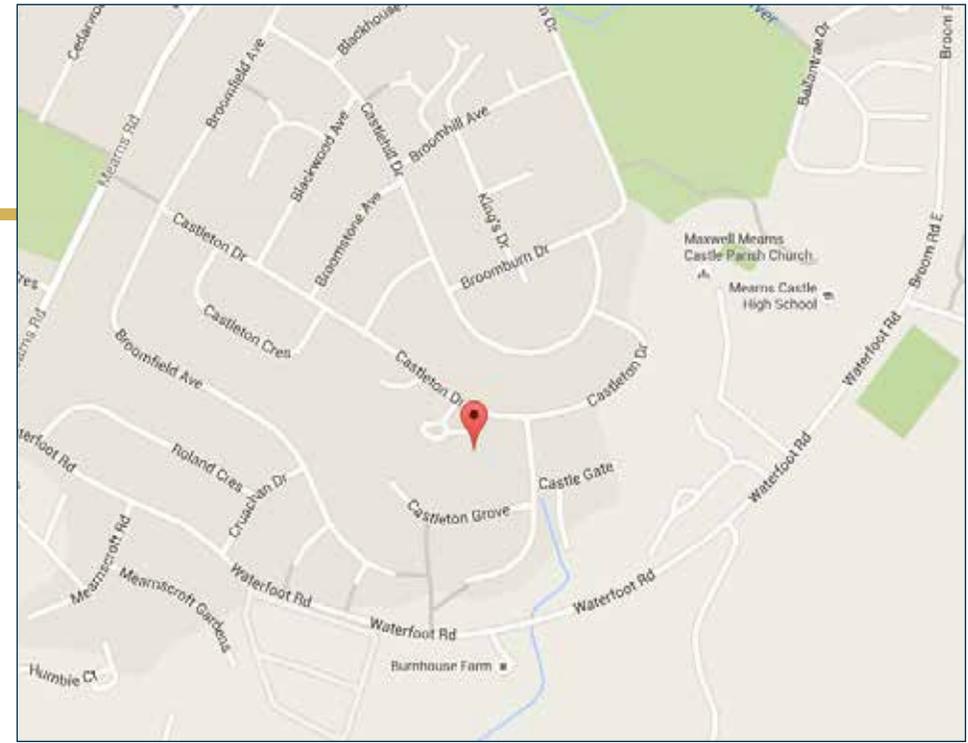




Nicol Estate Agents



34C Castleton Court, Castleton Drive, Newton Mearns G77 5LF



Approximate gross internal area 1145 sq ft - 106 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings 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. 2016

**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 E

**Fixtures and Fittings**

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

**Energy Efficiency Rating**

Band tbc

**Services**

The property will be supplied by mains water, drainage and electricity. 'Electric wet' system.

**Local Authority**

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

**Property Reference 776**

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  
T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk