



Apt 2B, Victoria Square, Mearns Kirk, Newton Mearns

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### Situation

Seldom available, a well presented ground floor apartment by John Dickie Homes, converted circa 1997, situated within highly regarded Mearnskirch, yet only a short distance to Mearns Cross and The Avenue shopping centre.

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 David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs tennis Club, Eastwood Theatre and Rouken-Glen Park, voted Best Park in the UK 2016.

For those with young families, the property sits within the catchment area for some of Scotland's highest achieving primary and secondary schools.





## Description

A stunning and bright three bedroom ground floor period apartment with its own private terrace and access to residents' garden, positioned within this admired B – Listed building, dating back to around 1910, located within this continually popular and sought after Mearnskirk development.

A sympathetic restoration and conversion of the former Mearnskirk Hospital nurses quarters by John Dickie Homes into luxury apartments, set within attractive and well maintained landscaped residents' grounds.

A secure controlled entry leads to a well-kept and illuminated communal carpeted entrance.

The accommodation extends to approximately 1400 Sqft and offers flexible accommodation comprising:

A spacious and welcoming reception hallway with good internal storage. Well presented and generous sitting room with feature fireplace, enjoying an abundance of natural light. French doors open to the private south westerly facing terrace and onto lovely resident's gardens. Well-appointed refitted breakfasting kitchen with a full complement of wall mounted and floor standing units with integrated appliances. Ample space for dining table and chairs with aspects over residents gardens. Large triple aspect master bedroom with fitted wardrobes and modernised ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three/ dining room. An attractive modern bathroom completes the overall accommodation.

The property is complimented by its own secure garage, private residents parking, gas central heating and double glazing. Alarm System. The development is maintained by Hacking & Paterson.



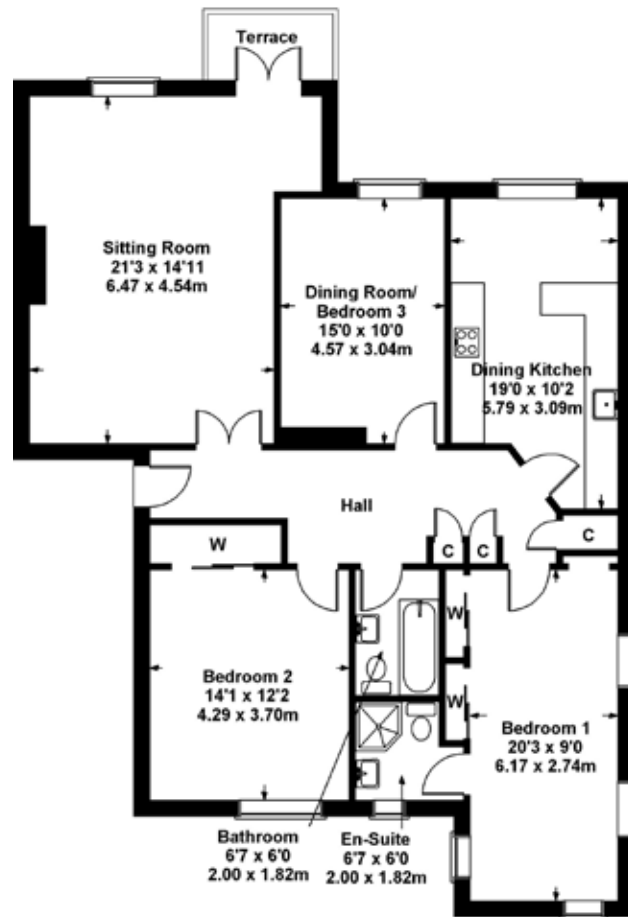


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Approximate gross internal area 1,340sq ft - 124 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting 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

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 C

### 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 1043

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