



Apartment 2/1, 1 Craigend Gardens, Newton Mearns

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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 the high 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. Craighend Gardens is conveniently located for access to The Avenue shopping centre, Scotland's only Wholefoods Store, Waitrose at Greenlaw Village Retail Park and is with walking distance to Patterson Train Station.

A wide range of sports and recreational facilities can be found locally to include Parklands Country Club, David Lloyd Rouken Glen as well as Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs tennis Club and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, this property sits within the catchment areas for the highly reputable Primary and Secondary schools, including the new state of the art Eastwood and St Ninians High Schools. The property is located approximately 1.0 mile from the private Belmont House School and within easy reach of various pick up points for Glasgow's other private schools.





## Description

A bright and well presented second floor two bedroom/ two public room apartment by John Dickie Homes, built circa 2008, enjoying a quiet cul-de-sac setting surrounded by lovely resident's gardens, just off Lomond Drive and accessed by tree lined and illuminated driveway.

A secure controlled entry system leads to a well-kept and illuminated communal carpeted entrance with elevator access to all levels.

The accommodation extends to approximately 1049 Sqft and offers flexible accommodation comprising:

A spacious and welcoming reception hallway with three good internal storage cupboards. Well presented and generous sitting room enjoying an abundance of natural light and views over the surrounding area. Formal dining room/ bedroom three with doors to balcony overlooking the well kept residents gardens. The kitchen is fitted with a full complement of wall mounted and floor standing units, complimentary worktop surfaces and integrated appliances. Large master bedroom with an ensuite shower room and a walk in wardrobe. Bedroom two, again a double bedroom, with fitted wardrobes. A bathroom completes the overall accommodation.

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



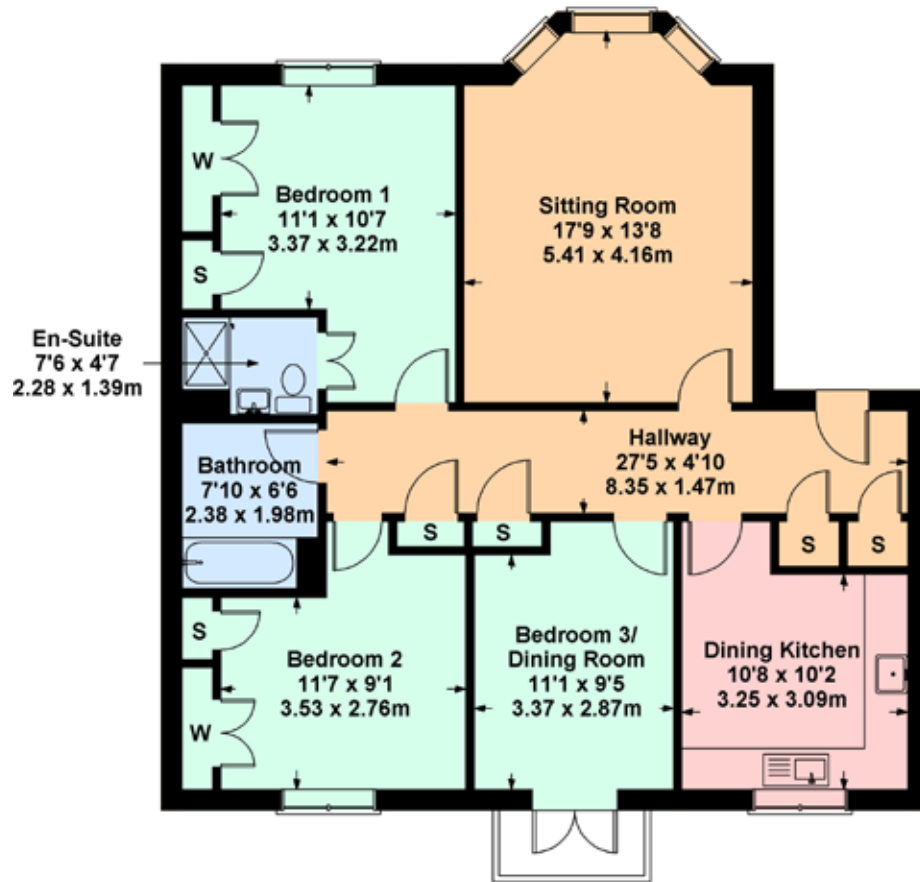


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### Apartment 2/1, 1 Craigend Gardens, Newton Mearns G77 6FL

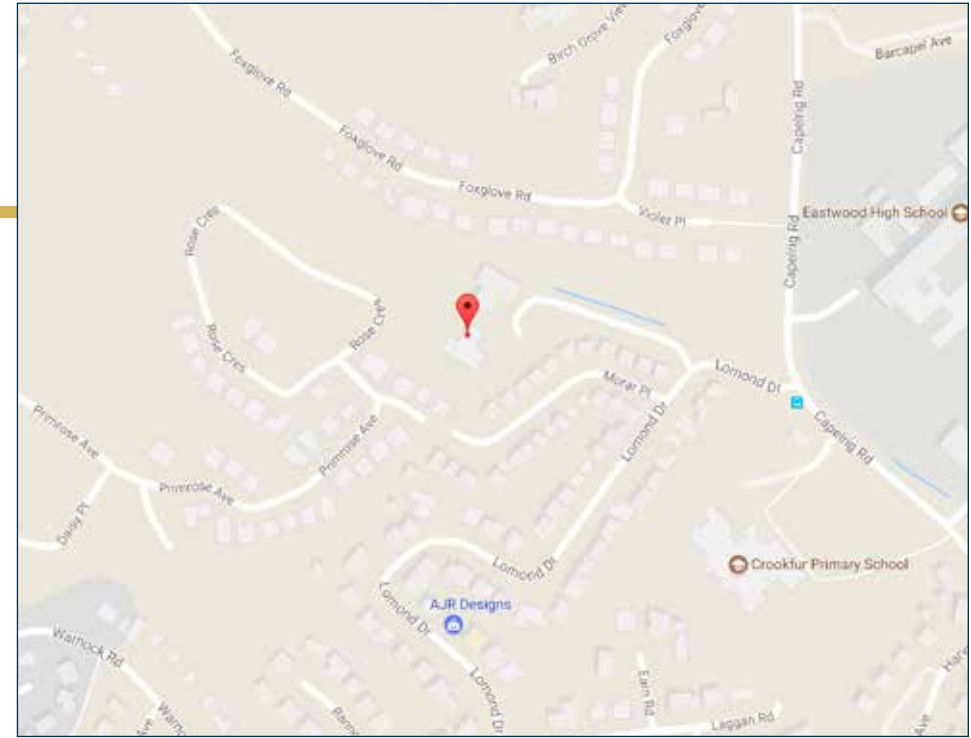
Approximate gross internal area 1,049sq ft - 97 sq m



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 B

#### 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 1103

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