



Apartment 1/2, 5 Buchanan Drive, Newton Mearns

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### Situation

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

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. Buchanan Drive is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. Patterson Train Station is within a short walk.

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 and the state of the art Eastwood High School. The property is located approximately 1 mile from the private Belmont House School and within easy reach of various pick up points for Glasgow's other private schools.



### Description

Seldom available, spacious three bedroom first floor apartment set within this sought after development, with attractive landscaped tree lined resident's gardens, backing onto woodland and the fairways of Whitecraigs Golf Club.

The property enjoys lovely tree lines aspects and semi open views to the front of the development towards Leslie Avenue. Flexible and spacious accommodation of a size and scale rarely seen today and comprises:

Controlled security entry leads to a well-kept and illuminated communal entrance with stair access to all levels. Welcoming reception hallway with storage. Generous dual aspect sitting room/dining. Breakfasting kitchen with a full complement of wall mounted and floor standing units. Bedroom one with fitted wardrobes. Bedroom two and bedroom three. Bathroom with three piece suite completes the accommodation.

The property is further complimented by gas central heating, double glazing and has its own secure lock up garage.

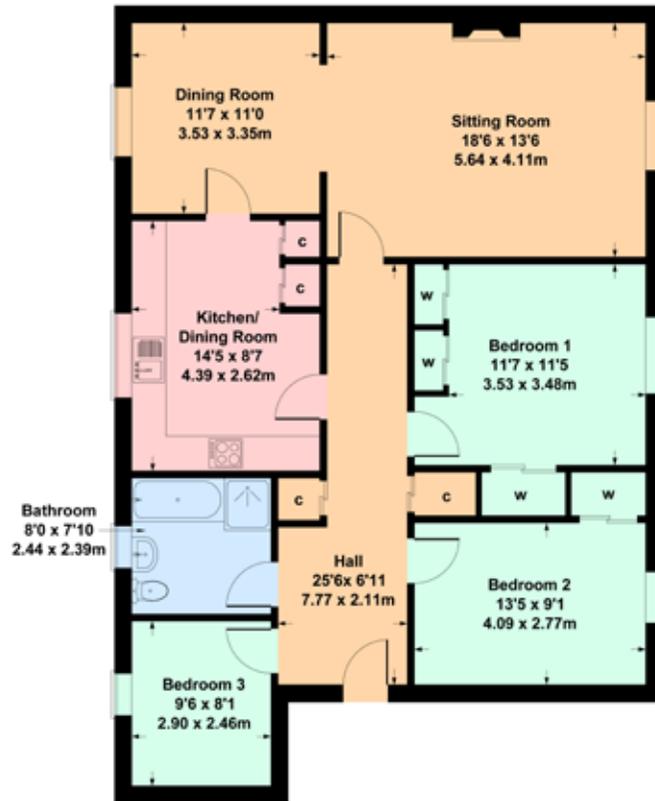


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## Apartment 1/2, 5 Buchanan Drive, Newton Mearns G77 6HT

Approximate gross internal area 1,186sq ft - 110 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. 2018

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: E

### 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 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 1183

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