



22A 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, 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 new state of the art Eastwood High School.



Description

A bright and generous, larger style two bedroom ground floor apartment set within this popular development, with attractive landscaped tree lined resident's gardens.

The property enjoys semi open views to the front of the development towards Leslie Avenue. The accommodation comprises:

Well-kept and illuminated communal entrance with stair access to all levels. Welcoming reception hallway. Bright and spacious sitting room/dining room with lovely tree lined aspects to front. The kitchen is fitted with a full complement of wall mounted and floor standing units. Two double bedrooms, one with fitted wardrobes. Attractive modern bathroom with three-piece white suite.

The property is further complimented by electric central heating and double glazing. This particular apartment has its own secure lock up garage and the development is maintained by Hacking & Paterson.

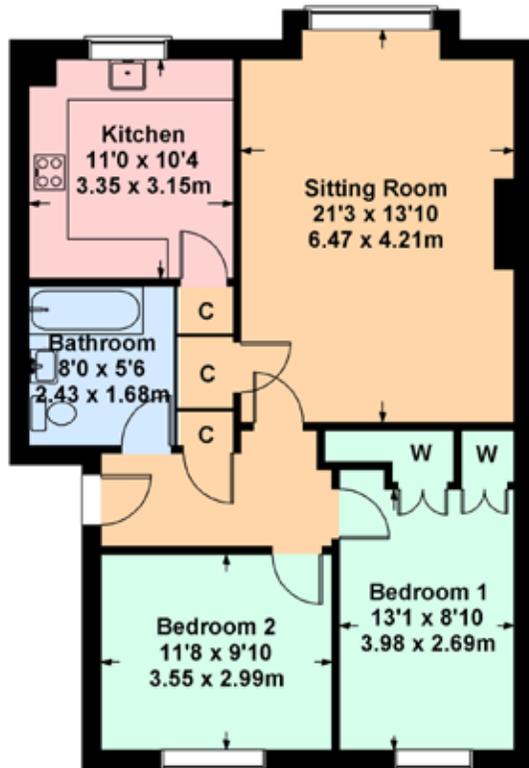


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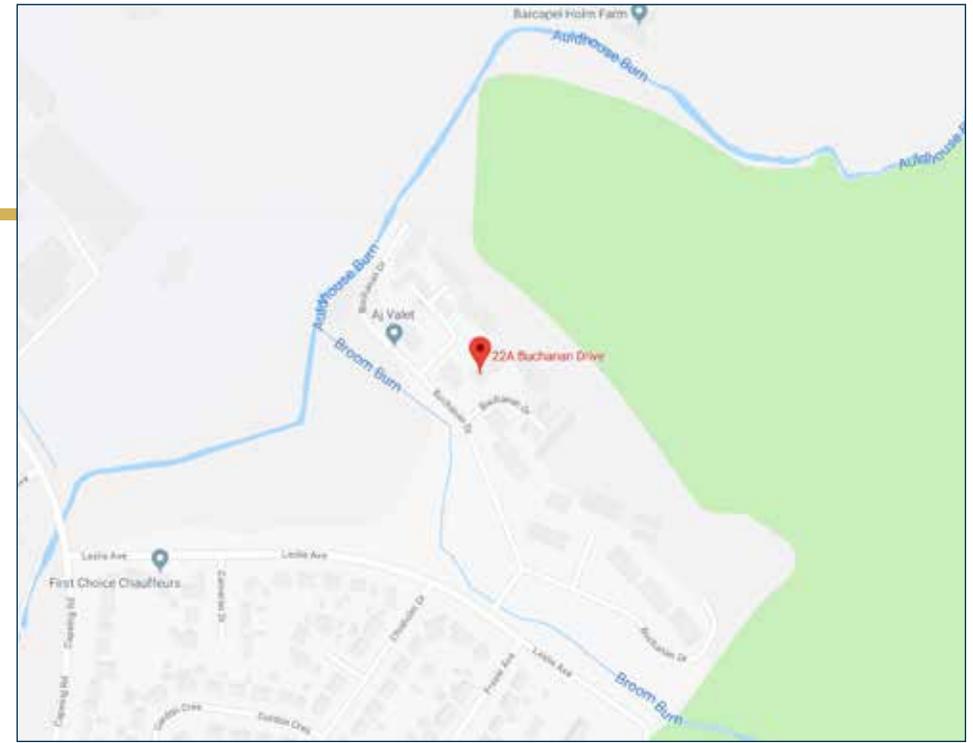
Approximate gross internal area 808 sq ft - 75 sq m



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. 2015



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 D

Services

The property will be supplied by mains water, electricity and drainage.
Electric central heating.

Local Authority

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

Property Reference 1240

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.

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