



Apt 2/2, 1 Herndon Court, Newton Mearns

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Situation

The Broom Estate displays many individual properties from the pre and post war era and has matured into one of the most sought after and prestigious areas to live within Newton Mearns.

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 beautiful Ayrshire coast.

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants, including The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro. Broomburn Park and local shops at the Broom are both just a short walk away.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Williamwood, Whitecraigs and Cathcart Golf Clubs and Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.

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















Description

A bright and well presented three bedroom second floor apartment, set within extensive resident's garden grounds, positioned within this popular Dickie built Herndon Court development, located in the heart of Broom Estate.

Occupying a favoured positioned within this development and enjoying lovely tree lined aspects over the resident's gardens, this spacious apartment offers flexible living comprising:

Well-kept and illuminated communal entrance foyer and stairwell. Reception hallway with good storage. Well presented and generous sitting /dining room with feature fireplace and enjoying leafy aspects overlooking the resident's gardens. Well appointed kitchen with a full range of floor and wall mounted cabinets and complementary worktop surfaces. TV room/bedroom three. Spacious dual aspect principal double bedroom with fitted wardrobes. Bedroom two, again of double proportions and enjoying aspects over the resident's gardens. An attractive bathroom with shower above bath, completes the overall accommodation.

The property is further complemented by a garage, gas central heating, double glazing and resident's parking. In addition, there is a useful storage cupboard in communal hallway.

A particular feature of Herndon Court is the extensive, and well kept resident's landscaped gardens.









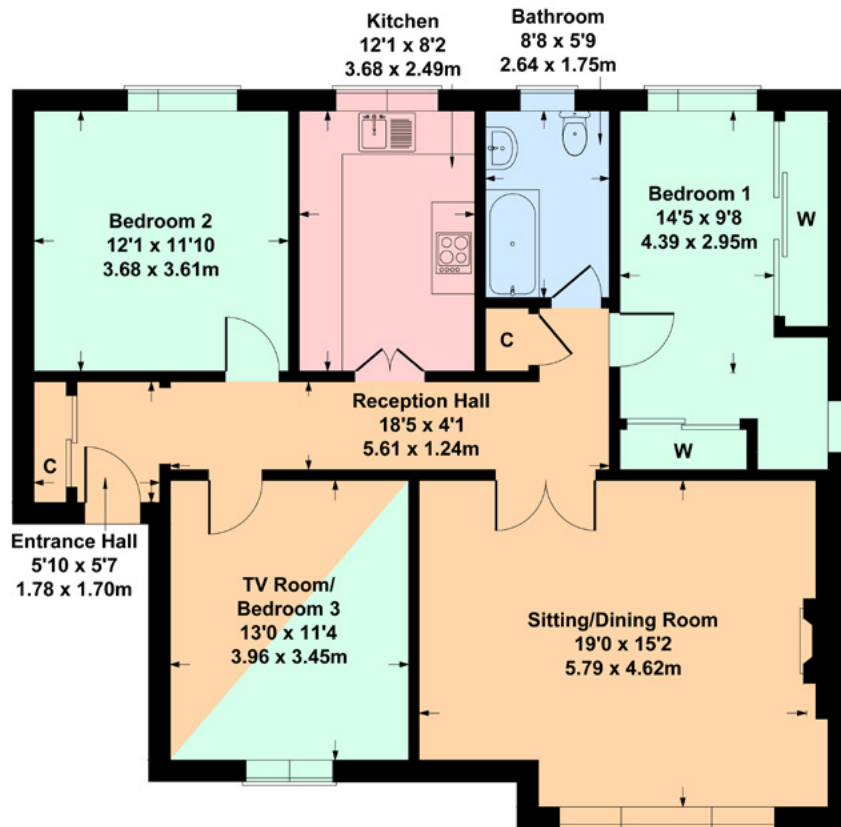


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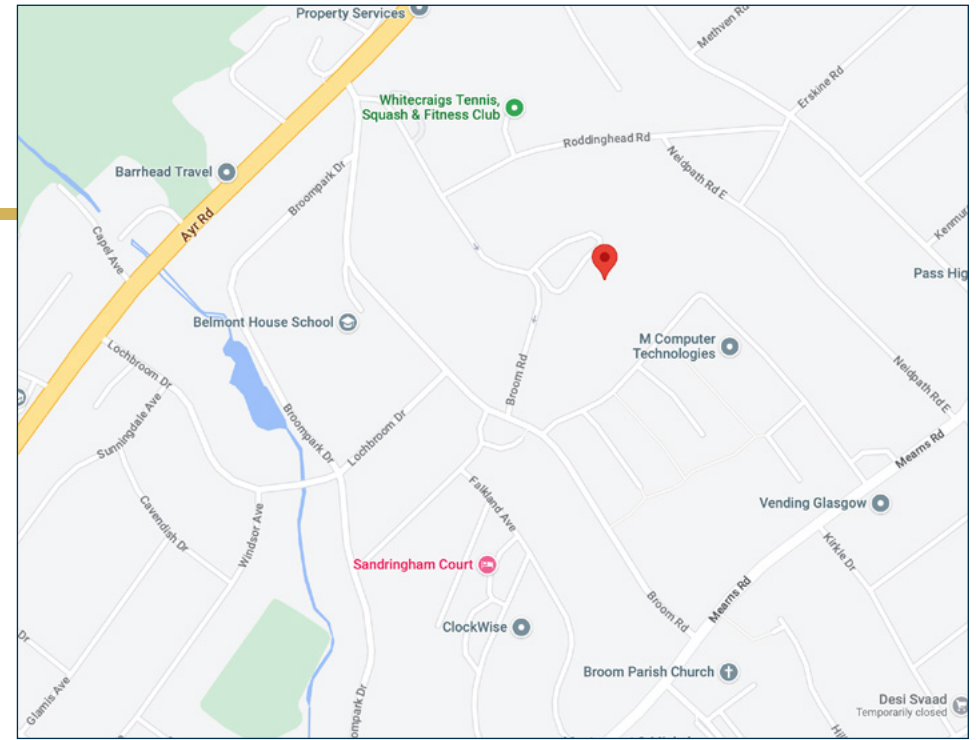
Approximate gross internal area 998 sq ft - 93 sq m



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. 2023

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
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, drainage and electricity. Gas central heating.

Local Authority

East Renfrewshire Council

Property Reference 2910

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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