



2 Abbotsford Gardens, Newton Mearns

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Situation

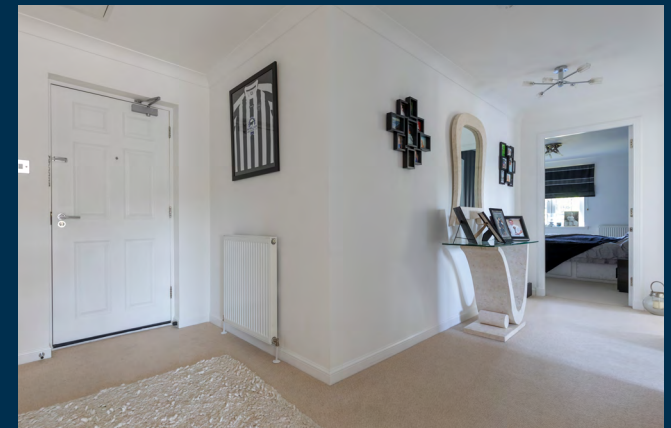
Abbotsford Gardens is positioned just off Hunter Drive, yet only a short distance to Mearns Cross and The Avenue Shopping Centre.

A hugely popular suburb, 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 Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Abbotsford Gardens is conveniently located for access to The Avenue Shopping Centre, Waitrose and Aldi at Greenlaw Retail Park.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Mearns Castle and St. Ninian's High Schools.









Description

Seldom available, a well presented and particularly spacious two bedroom second floor corner apartment positioned within this established modern MacTaggart & Mickel development, set within attractive and well maintained landscaped residents' grounds, close to Mearns Cross and The Avenue Shopping Centre.

Internally the property has been well maintained and comprises:

Secure controlled entry leads to a well-kept and illuminated communal carpeted communal entrance with lift and stair access to all levels.

Welcoming reception hall with storage. Bright and spacious corner appointed sitting/dining room with walk in oriel bay window and Juliette balconies, affording views over the development and beyond. Well appointed integrated modern breakfasting kitchen with a full complement of wall mounted and floor standing units, complementary worktops and integrated appliances. Bedroom one with walk in wardrobe, and ensuite shower room. Bedroom two, again a double bedroom, with a Juliette balcony. An attractive bathroom with three piece white suite completes the accommodation.

The property is further complemented by gas central heating and double glazing. Allocated parking space with ample residents and visitors parking. Well-kept and landscaped communal gardens surround Abbotsford Gardens. The development is maintained by Redpath Bruce.



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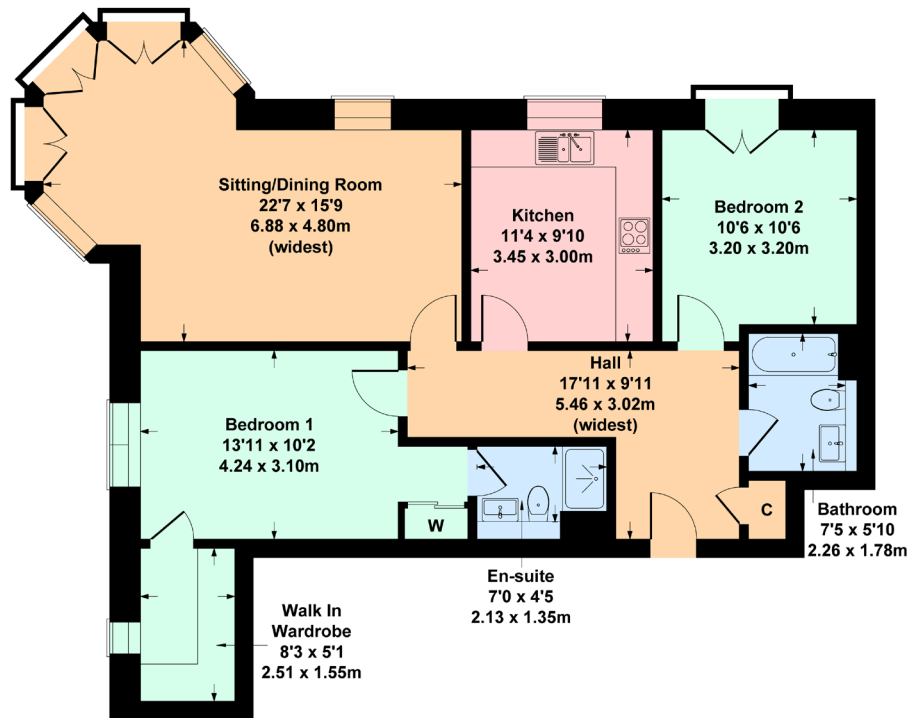


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2 Abbotsford Gardens, Newton Mearns G77 6FH

Approximate gross internal area 954 sq ft - 89 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. 2021

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 B

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock
G46 6UG

Tel: (0141) 577 3000

Property Reference 2916

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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