



Apt 8 Greenwood Grove East, Stewarton Road, Newton Mearns

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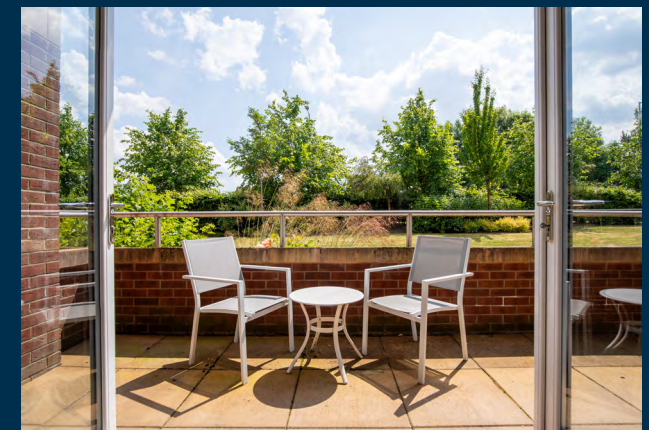
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## Situation

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. Patterton Train Station is a short walk away.

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. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and Whitecraigs tennis and rugby 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















## Description

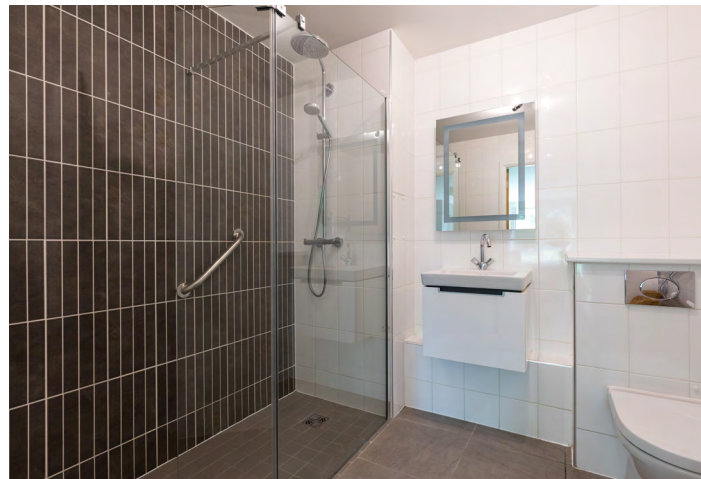
A well presented and spacious two bedroom ground floor retirement apartment with a private south easterly facing terrace and allocated parking space, enjoying aspects over the attractive residents' gardens, set within this popular and conveniently located modern McCarthy & Stone development, built circa 2017, just only a short walk away from public transport links and local amenities at Greenlaw Village.

Greenwood Grove was built by McCarthy & Stone for retirement living. The development consists of 68 one and two-bedroom retirement apartments for the over 60s with a house manager service.

When entering the apartment block, the entrance foyer offers residents' a range of social areas, including a beautifully presented residents' lounge and roof top sun terrace. There is elevator access to all floors and all apartments are accessed via broad well-kept and illuminated hallways.

The apartment affords a welcoming reception hall with two large storage cupboards. Bright and spacious sitting/dining room with French doors opening to a private terrace overlooking the residents' gardens. Well-appointed kitchen with a range of floor and wall mounted cabinets and integrated appliances. Bedroom one is particularly spacious with fitted wardrobes and an attractive ensuite wet room. Bedroom two, again of double proportions. An attractive bathroom with separate walk in shower enclosure completes the accommodation.

The property is further complemented by double glazing, secure entry system, well maintained landscaped communal garden grounds and an allocated parking space. In addition, there is a guest suite for visiting family members and for added peace of mind, the property benefits from the balance of the NHBC Guarantee. The property is maintained by McCarthy & Stone.















Residents Communal Areas and View





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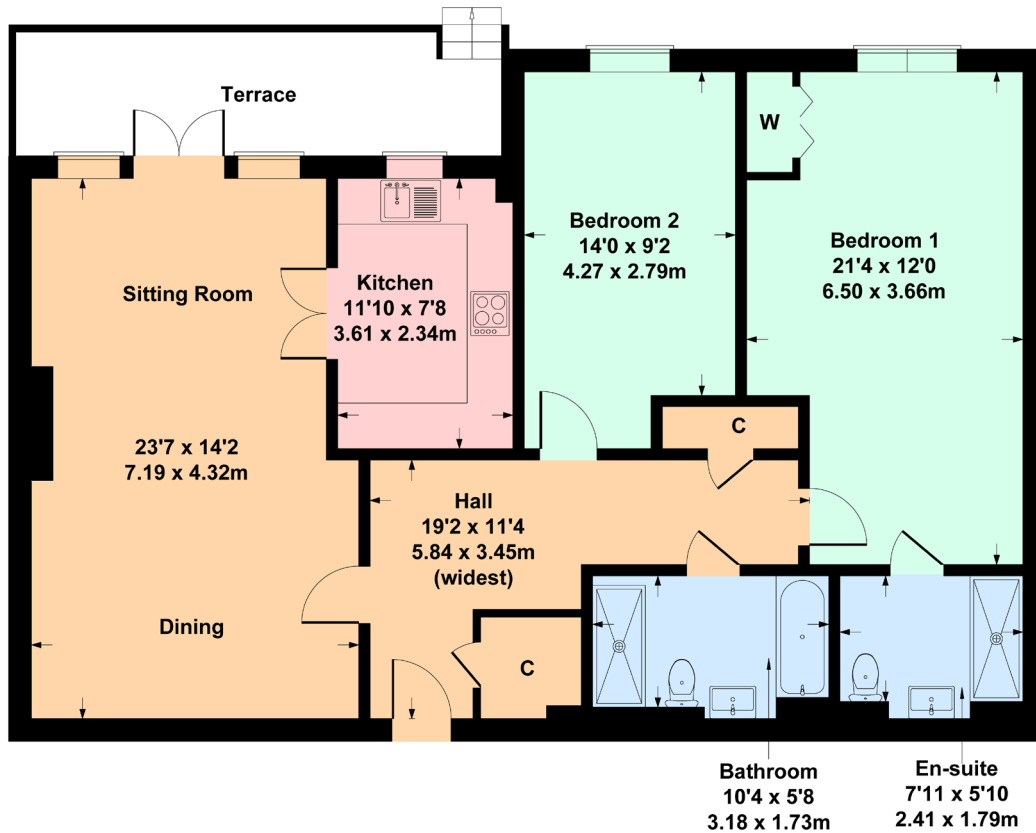


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## Apt 8 Greenwood Grove East, Stewarton Road, Newton Mearns G77 6ZD

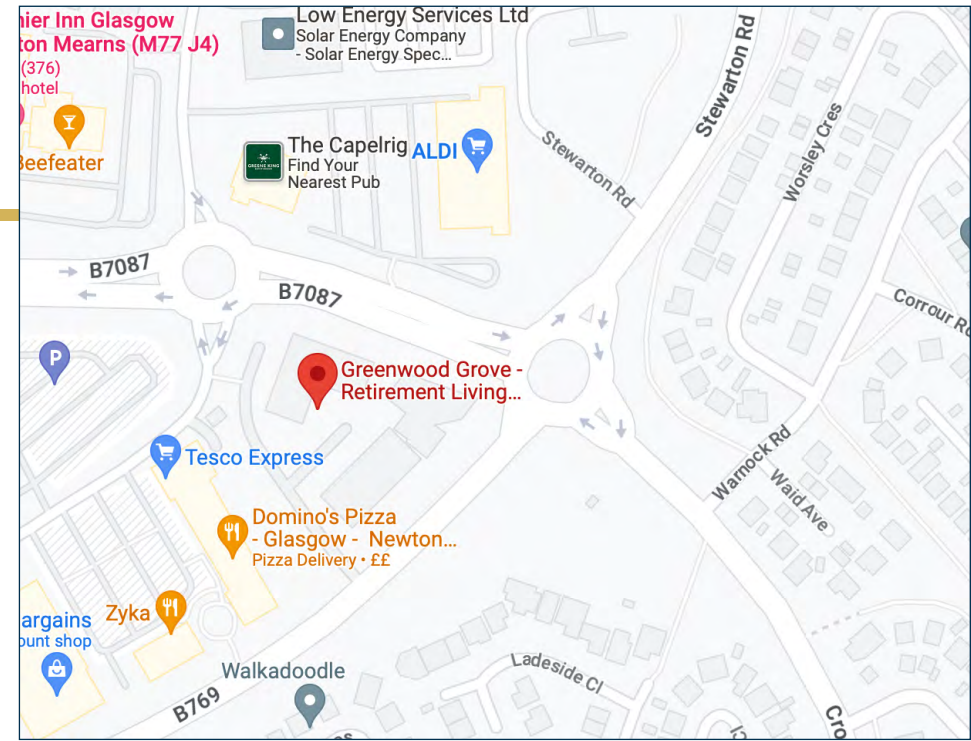
Approximate gross internal area 1,026 sq ft - 105 sq m



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  
Telephone 0141 616 3960  
newtonmearns@nicolestateagents.co.uk

### Outgoings

East Renfrewshire Council.  
Council Tax Band: F

### 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 and  
electricity. Electric central heating.

### Local Authority

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

Property Reference 2923

46 Ayr Road, Newton Mearns

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