



Flat 2/1, 37 Heather Wynd, Newton Mearns

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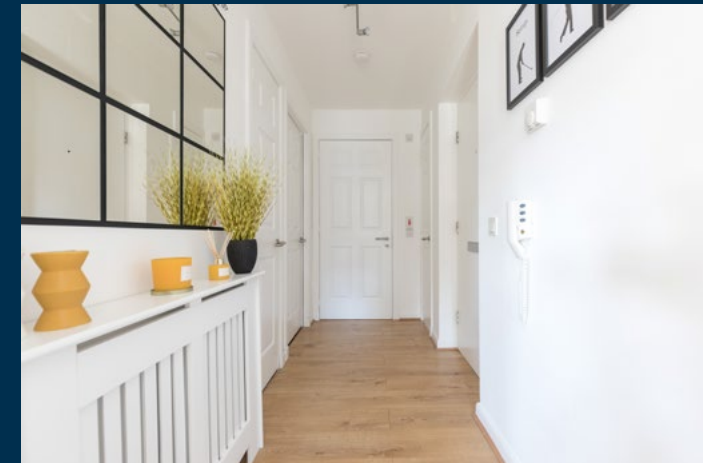
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Situation

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.

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, are the local shops and Co-op on Harvie Avenue and the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Patterton Train Station is a short distance from the property.

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









Description

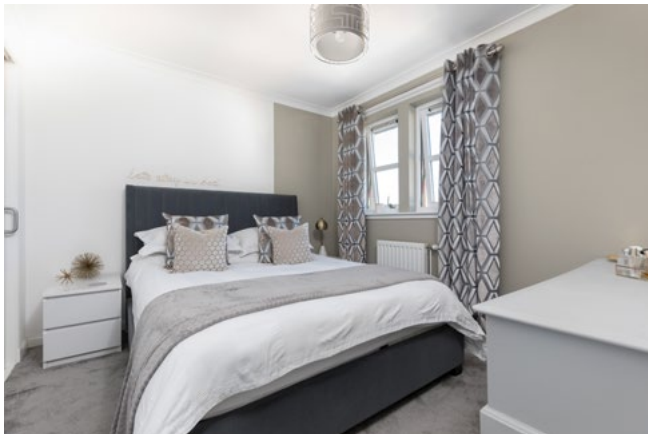
A well presented second floor, one bedroom flat situated within close proximity to local amenities and services.

Offering bright and flexible accommodation, well maintained by the current owners comprising:

Well-kept and illuminated communal entrance with stair access to all levels. Welcoming reception hallway with two good storage cupboards. Bright and spacious sitting room which is on an open plan arrangement to the breakfasting kitchen. The kitchen is fitted with a full complement of wall mounted and floor standing units. Bedroom one with fitted wardrobes. Well-appointed bathroom with three piece white suite and shower over bath.

The property is further complemented by gas central heating and double glazing. Residents and visitors parking.

White goods (fridge, freezer, cooker & washing machine) will be included in the sale.



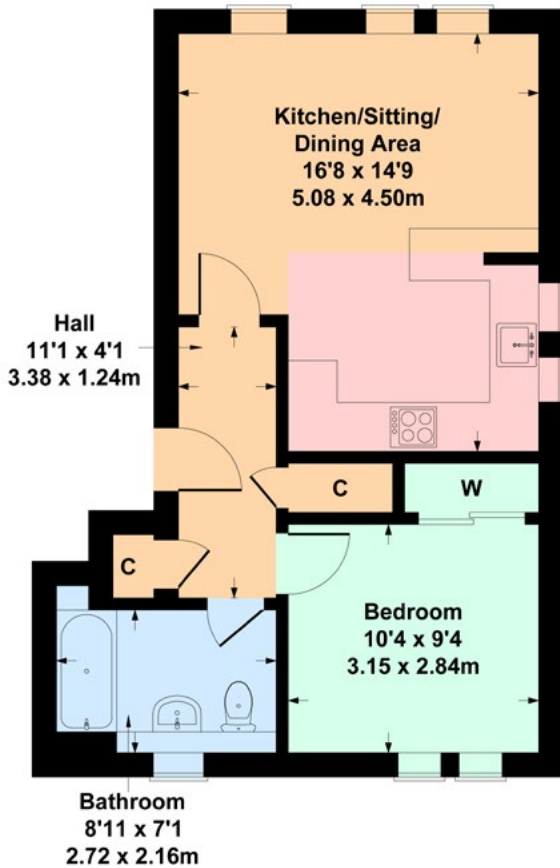


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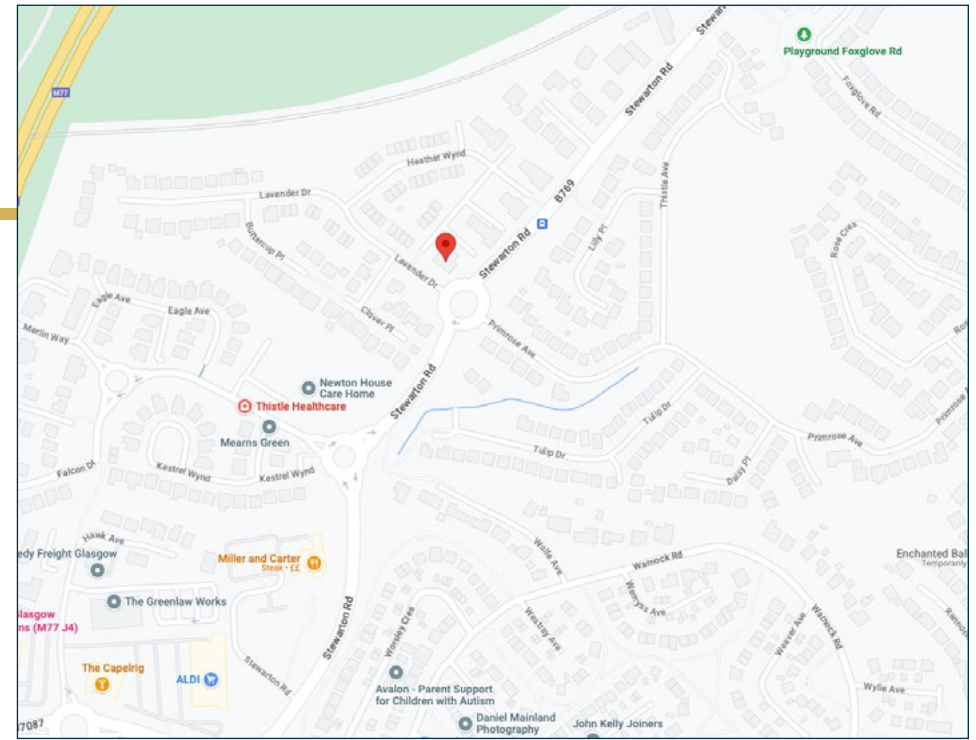
Approximate gross internal area 510 sq ft - 47 sq m



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 C

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 2982

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