



Apt 2/1, 2 Aldton Court, Newton Mearns

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Nicol Estate Agents



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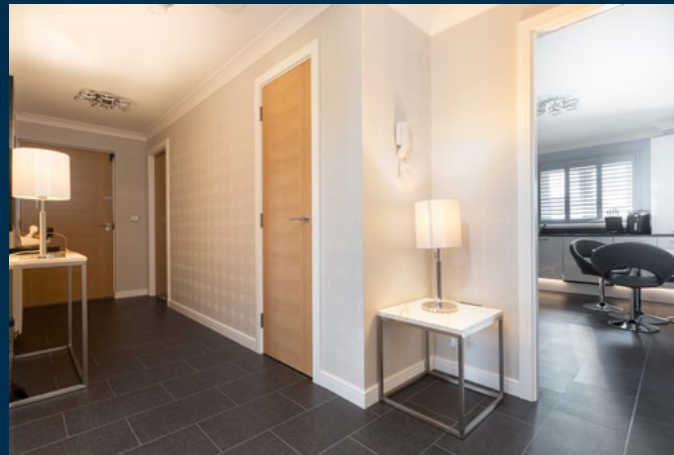
### Situation

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.

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 Coop on Broom Road East, The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro, Broomburn Park and local shops at the Broom.

A hugely popular suburb, Newton Mearns is a welcoming, family friendly town, with a fantastic, lively and inclusive community. If you choose to live in Newton Mearns, you will have access to some of Scotland's highest attaining primary and secondary schools, including Kirkhill Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Giffnock 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.









## Description

A bright and well presented three bedroom southerly facing second floor apartment, with two allocated parking spaces, set within this modern development by MacTaggart & Mickel, located within sought after pocket of Newton Mearns, conveniently located for local amenities within the surrounding district.

This apartment enjoys views over the surrounding area and has been upgraded internally by the current owner. The accommodation comprises:

Well kept illuminated communal entrance hall and stairwell with lift and stair access to all levels. A welcoming reception hallway with storage. Bright and generously proportioned sitting/dining room overlooking the front and the property, with a southerly facing balcony. Open plan arrangement to a well appointed kitchen with a full complement of wall mounted and floor standing units, integrated appliances and complementary worktop surfaces. Bedroom one with fitted wardrobes and an attractive ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three with storage. An attractive bathroom with three piece suite completes the accommodation.

The property is further complemented by gas central heating and double glazing. Two allocated parking spaces. Well-kept and landscaped communal gardens.

For added peace of mind, the property benefits from the balance of the NHBC Guarantee.









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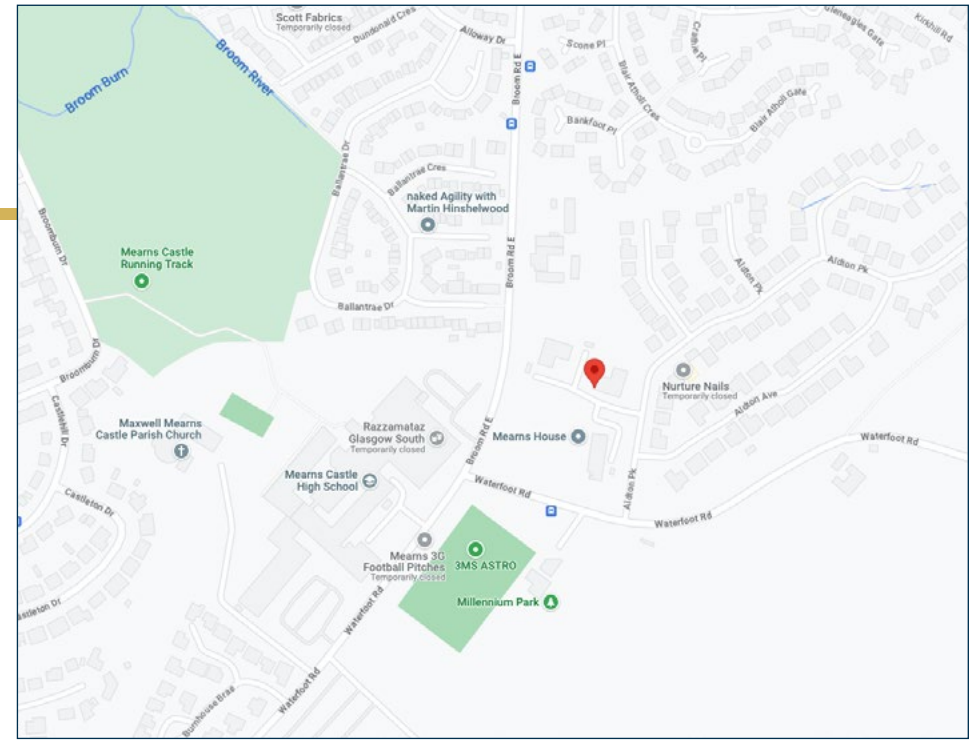
Approximate gross internal area 1207 sq ft - 112 sq m



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 G

### 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 2988

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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