



23C The Dell, Newton Mearns

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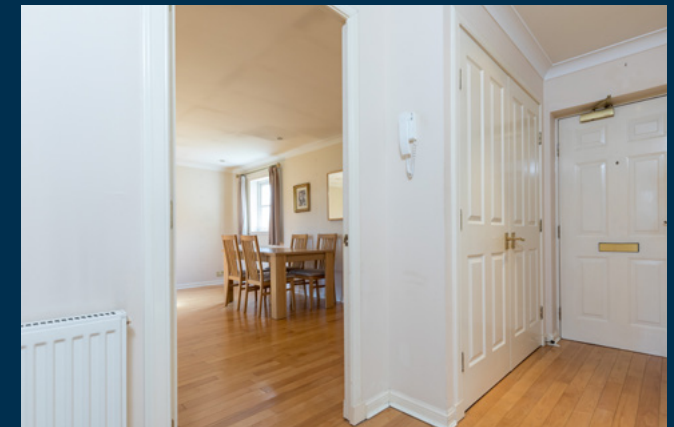
### Situation

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 well presented two bedroom first floor flat, set within this established and popular modern development by MacTaggart & Mickel, located within sought after pocket of Newton Mearns, well placed for amenities within the surrounding district, close to Kirkhill and St Clare's Primary Schools and Mearns Castle High Schools.

The complete accommodation comprises:

Communal entrance hall and stairwell. A welcoming reception hallway with storage. Bright and generously proportioned sitting/dining room overlooking the front and rear of the property. Kitchen with a full complement of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one with fitted wardrobes. Bedroom two. Bathroom with three piece suite completes the accommodation.

The property is further complemented by gas central heating and double glazing. Residents and visitors parking provided. Well-kept and landscaped communal gardens surround The Dell.





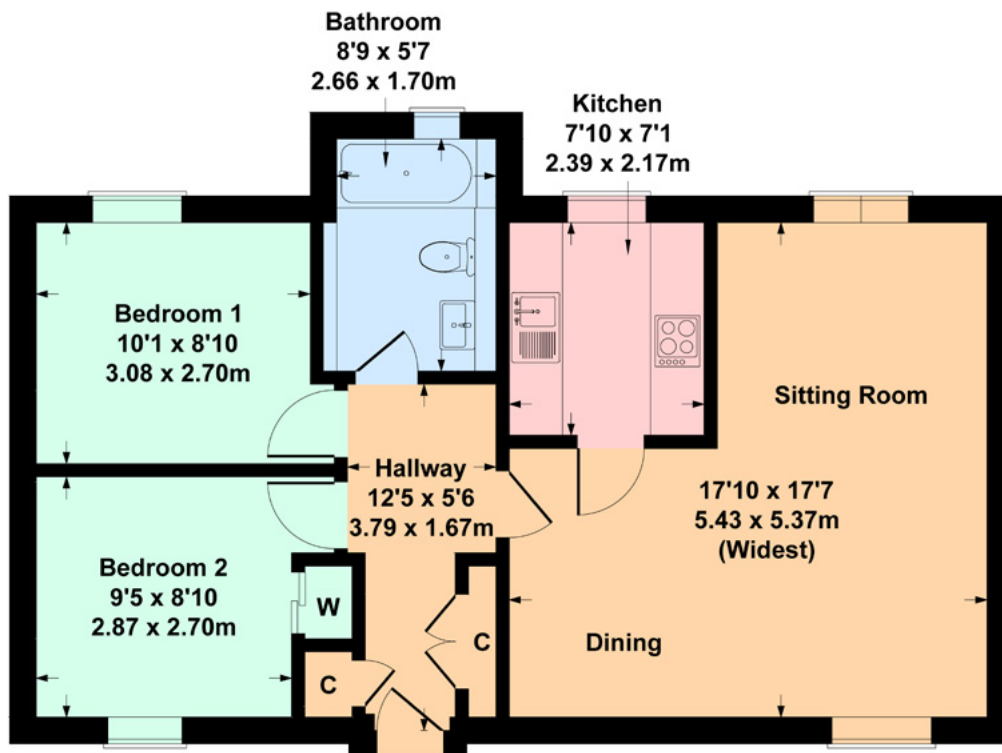


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## 23C The Dell, Newton Mearns, G77 5RF

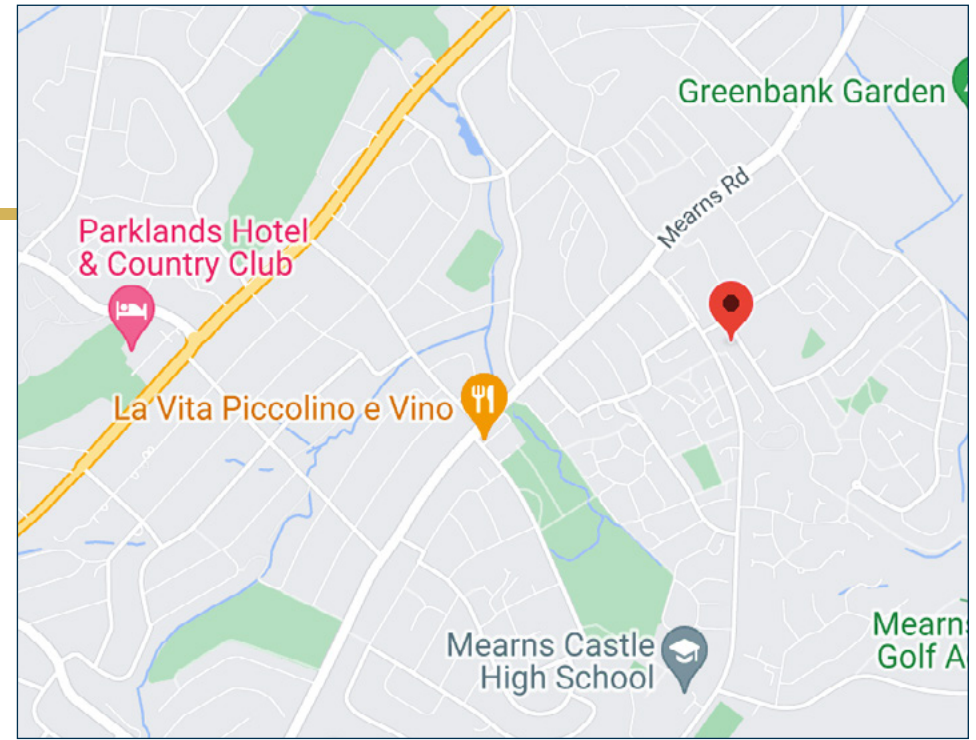
Approximate gross internal area 646 sq ft - 60 sq m



### 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

Council Tax:  
East Renfrewshire Council  
Band D.

### Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band D

### 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 3037

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

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