



Apt 8 Sandringham Court, Newton Mearns

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents



## Nicol Estate Agents

### Situation

Sandringham Court is one of Glasgow's last remaining lavish Art Deco buildings, sympathetically restored to its former glory, located within the heart of the desirable Broom Estate residential enclave of Newton Mearns.

The Broom Estate displays many individual properties from the pre and post war era, developed by Mactaggart and Mickel Homes and has matured into one of the most sought after and prestigious areas to live within Newton Mearns.

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 20 - 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, 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. Sandringham Court is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.









## Description

A bright and spacious three bedroom first floor apartment positioned within the private and exclusive Sandringham Court development, yet only a short walk to local shops at the Broom and nearby transport links on Mearns Road.

Constructed by MacTaggart and Mickel around 1939, Sandringham Court comprises two Art Deco blocks. Billed at the time of completion as "the most luxurious flats in Scotland" this status has now been lovingly resurrected following a sympathetic refurbishment in 2014/2015.

Sandringham Court is surrounded by tranquil landscaped gardens and offers a garage and an allocated parking space. The communal areas and apartments offer beautifully retained Art Deco features with the comfort and luxury expected from an exceptional development and restoration.

The well presented accommodation extends to approximately 1337 Sqft (124 Sqm) and offers flexible living comprising:

Secure controlled entry leads to a well-kept and illuminated impressive period communal entrance foyer and stairwell. Lift and stair access to all levels. Welcoming and spacious reception hallway with good storage. Generous bay window sitting room with feature fireplace, enjoying open aspects over the resident's gardens towards Falkland Avenue. Well appointed 'Alno' dining size kitchen with a full range of floor and wall mounted cabinets, integrated appliances and space for table and chairs. Principal bedroom with fitted wardrobes and an attractive ensuite shower room with Porcelanosa tiling. Bedroom two, again of double proportions with an ensuite shower and fitted wardrobe. Bedroom three/dining room. Utility cupboard. An attractive bathroom with free standing bath, completes the overall accommodation.

The property is further complemented by a single lock up garage and an allocated parking space, gas central heating, double glazing, oak internal pass doors and well kept extensive resident's gardens. The property benefits from a high level of security with controlled door entry system, concierge service and a lift servicing all levels.







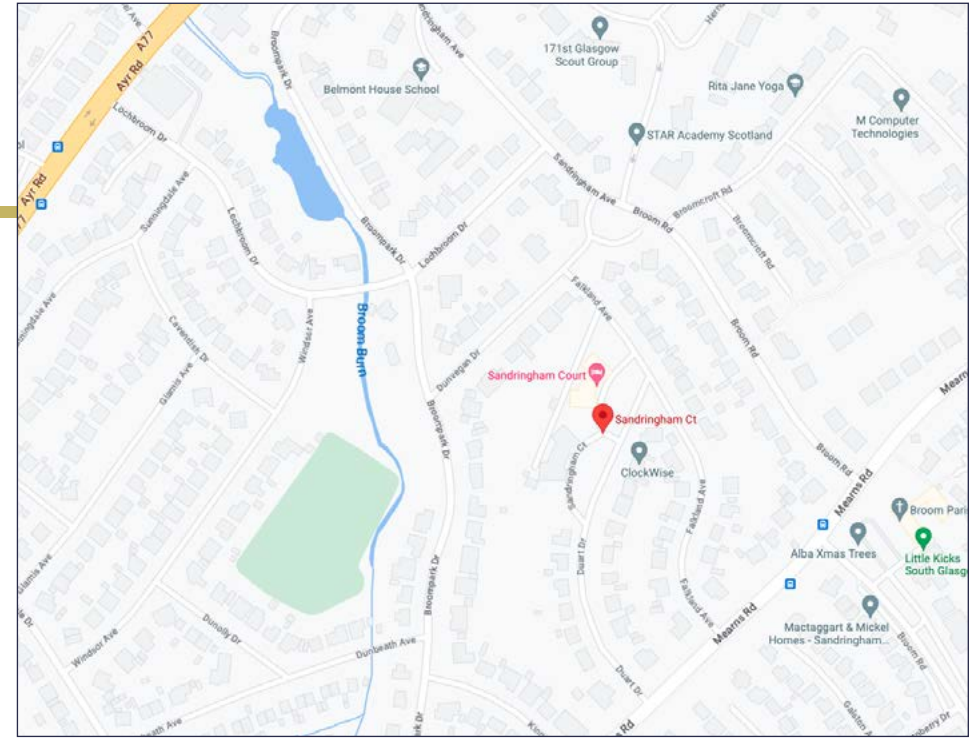
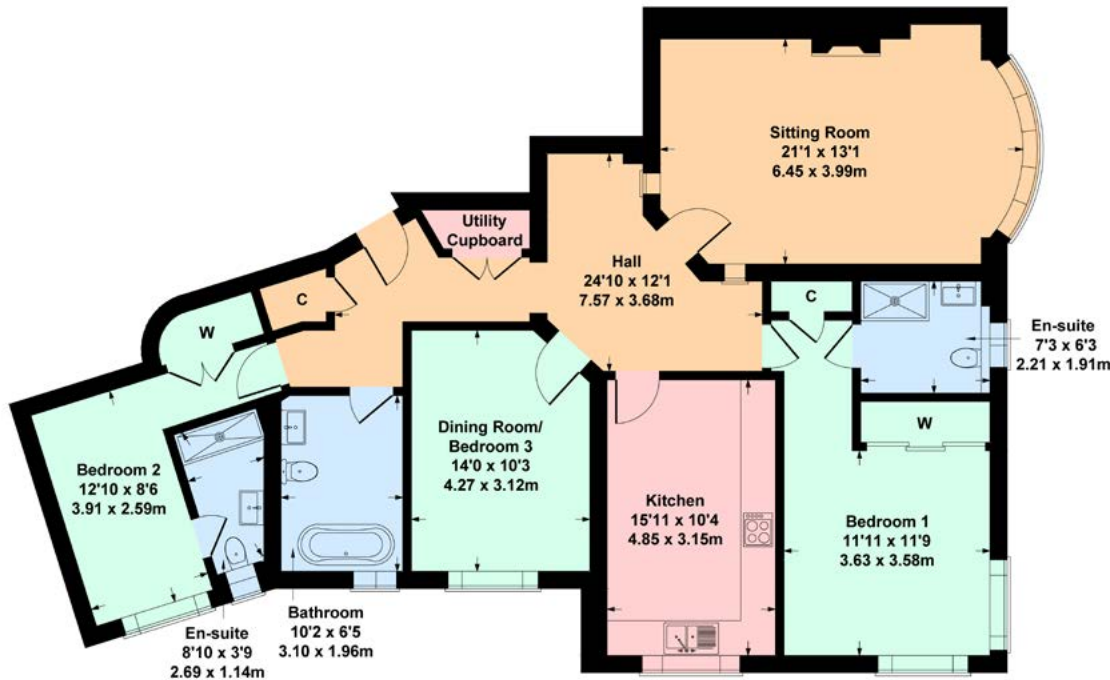


Nicol Estate Agents



### Apt 8 Sandringham Court, Newton Mearns, G77 5DT

Approximate gross internal area 1337 sq ft - 124 sq m



#### 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  
Council Tax 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, electricity, gas and drainage. Gas central heating.

#### Local Authority

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

#### Property Reference 2992

#### 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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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

www.nicolestateagents.co.uk

