



Apt 2H Rosemount Court, Mearns Kirk, 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 Southern 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, library and a broad range of supermarkets, boutique shops and restaurants, The Avenue Shopping Centre, Mearnskirk Coop and local shops at the Broom. Only a short drive away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants and Silverburn Shopping Centre.

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

Seldom available, a well presented and spacious two bedroom/ two public room second floor apartment positioned within Rosemount Court, located within this continually popular and sought after Mearnskirk development, set within well tended mature resident's gardens.

This apartment enjoys south westerly aspects from the balcony, affording pleasant tree lined aspects over the surrounding development.

A secure controlled entry system leads to a well-kept and illuminated communal carpeted entrance. Stair and elevator access to all levels.

The accommodation comprises:

A spacious and welcoming reception hallway with three good internal storage cupboards. Well presented and generous dual aspect sitting room with feature fireplace. Door to balcony with leafy aspects over the rear of the development. Bedroom three/dining room with Bi-Fold door opening to balcony. A well appointed, refitted breakfasting kitchen fitted with a full complement of wall mounted and floor standing units and complementary worktop surfaces, door to balcony. Large principal bedroom with an ensuite shower room and dressing room. Bedroom two, again of double proportions, with fitted wardrobes. The refitted bathroom completes the overall accommodation.

The property is complemented by its own secure garage with remote control door, private residents parking, gas central heating with a replacement boiler and double glazing. The development is maintained by Hacking & Paterson.











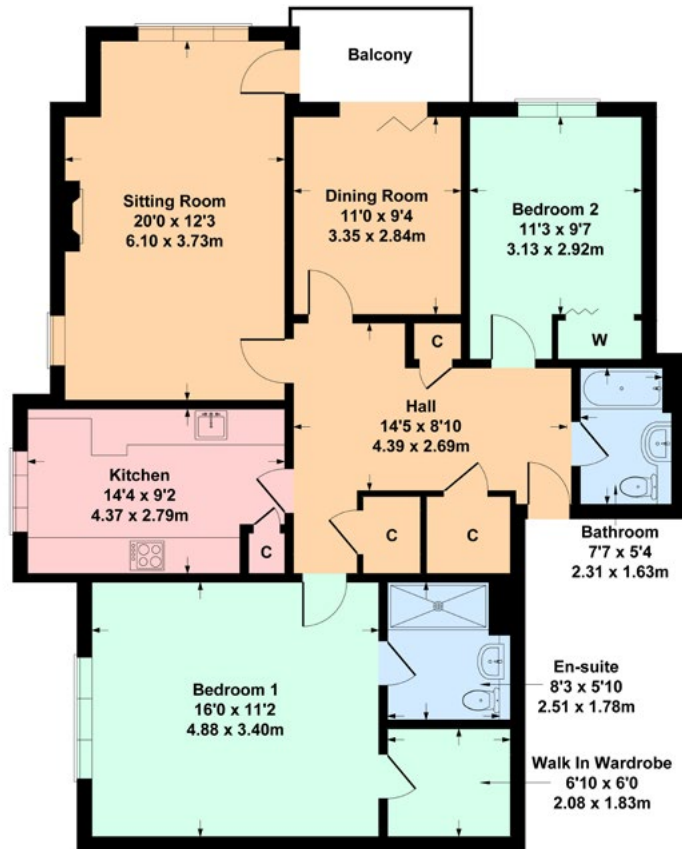


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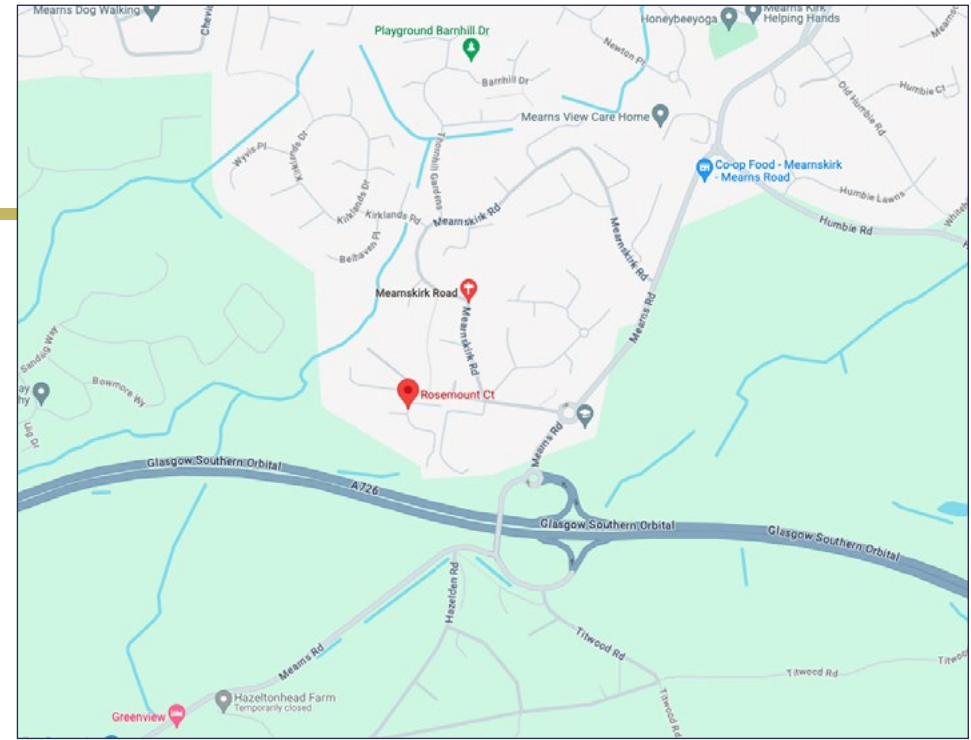
Approximate gross internal area 1207 sq ft - 112 sq m



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 C

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

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

Property Reference 3031

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