



Apt 6C Newton Court, Newton Mearns

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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.

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. Newton Court is conveniently located for access to The Avenue Shopping Centre, Greenlaw Village Retail Park which includes Waitrose, Aldi and Tesco, local shops at the Broom and Broomburn Park.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, 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.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Mearns Castle and St. Ninian's High Schools.









## Description

Seldom available, a well presented and spacious three bedroom/two public room first floor apartment by John Dickie Homes, located within this continually popular development, set within well tended landscaped resident's gardens, yet only a short distance to Mearns Cross and The Avenue Shopping Centre.

This particular apartment, one of the larger styles, occupies a corner position and has a private balcony to the rear, affording pleasant and peaceful southerly aspects over the resident's gardens.

The accommodation comprises:

A secure controlled entry system leads to a well-kept and illuminated communal carpeted entrance. A spacious and welcoming reception hallway with good storage. Well presented and generous sitting room with patio doors to a sit out balcony enjoying southerly views over the resident's gardens spacious and bright combined dining/family and kitchen. Well appointed refitted breakfasting kitchen fitted with a full complement of wall mounted and floor standing units and complementary worktop surfaces. Principal bedroom with walk in turreted bay window and an ensuite shower room. Bedroom two and bedroom three, again both of double proportions. The bathroom completes the overall accommodation.

The property is complemented by its own garage, ample residents and visitor parking, upgraded electric central heating and double glazing.











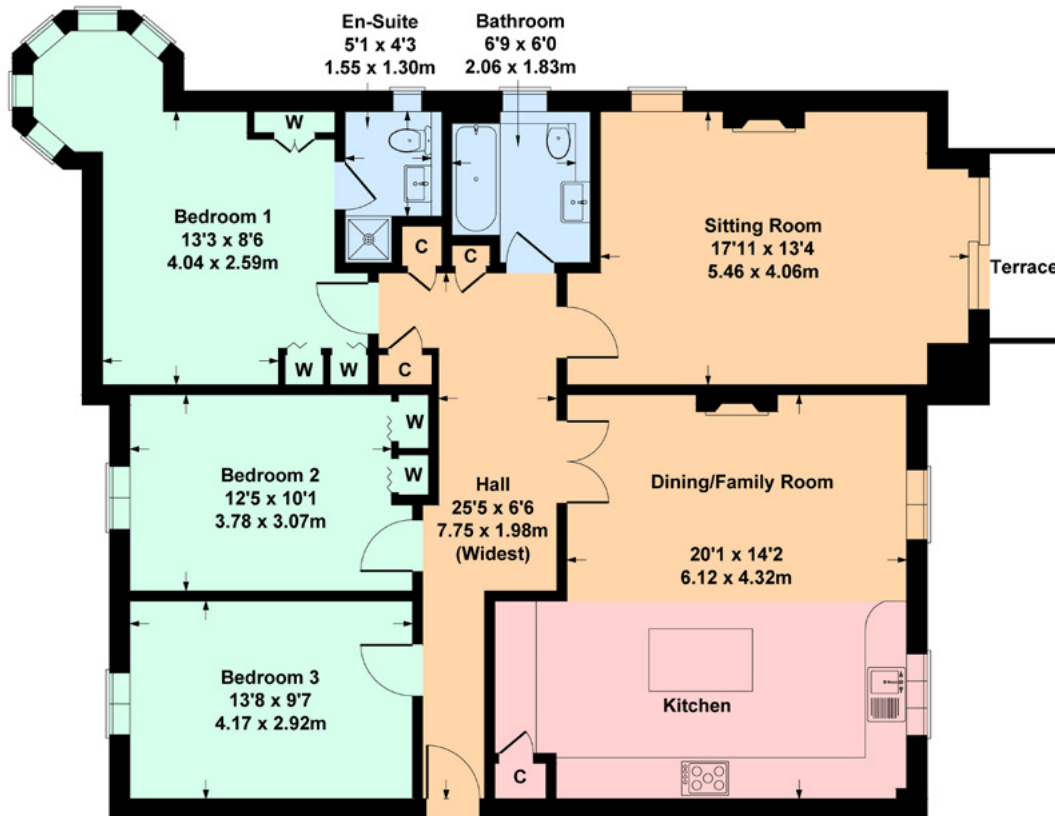


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### Apt 6C Newton Court, Newton Mearns, G77 5QL

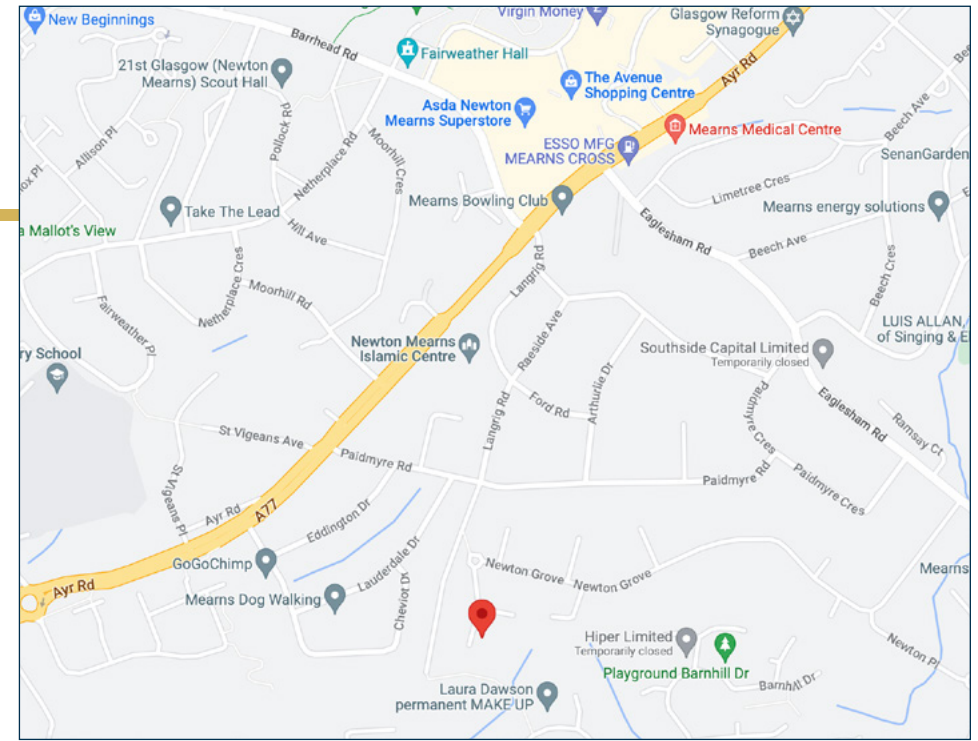
Approximate gross internal area 1328 sq ft - 123 sq m



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 D

#### Services

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

#### Local Authority

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

#### Property Reference 3042

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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