



24C Buchanan Drive, Newton Mearns

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Situation

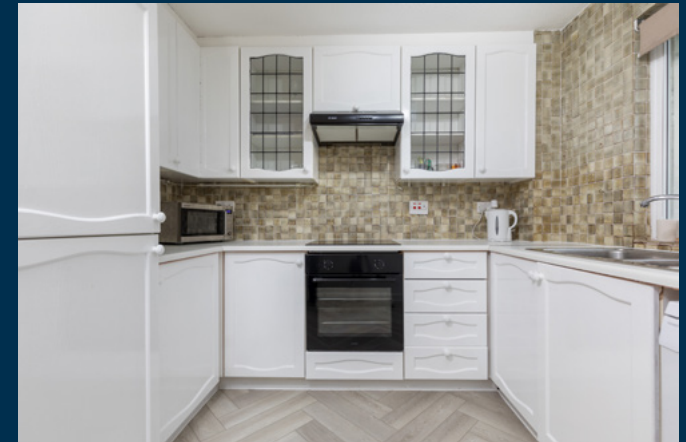
Buchanan Drive is a popular and sought after location within Newton Mearns and is extremely well positioned for amenities within the surrounding district.

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

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 Avenue Shopping Centre. Only a short walk away are the local shops and Co-op on Harvie Avenue and the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Patterton Train Station is a short distance from the property.

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

In addition, this property sits within the catchment area for highly reputable primary and secondary schools, including St Ninians and Eastwood High Schools.









Description

A beautifully presented and larger style, two bedroom first floor apartment set within this popular development, with landscaped tree lined residents' gardens, residents' parking and private garage, close to local amenities and Patterton Train Station.

This particularly spacious flat occupies a favoured position within this development and affords well appointed accommodation, with a stylish modern upgraded interior and tree lined outlook.

The accommodation comprises:

Well-kept and illuminated communal entrance with stair access to all levels. Welcoming reception hallway with storage. Bright and spacious open plan sitting/dining room with lovely tree lined aspects to the front. The kitchen is fitted with a full complement of wall mounted and floor standing units. Two double bedrooms, both with fitted wardrobes. A refitted contemporary shower room with three-piece suite completes the accommodation.

The property is further complemented by electric heating, double glazing and secondary glazing to the rear windows, single garage and resident's parking. The development is maintained by Hacking & Paterson.







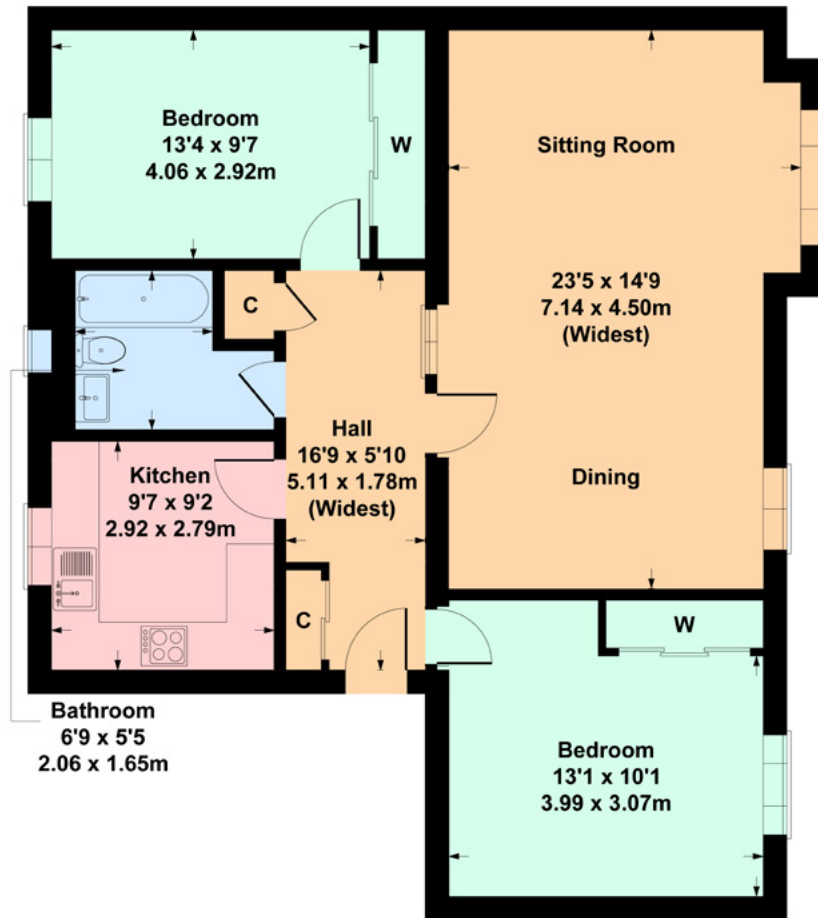


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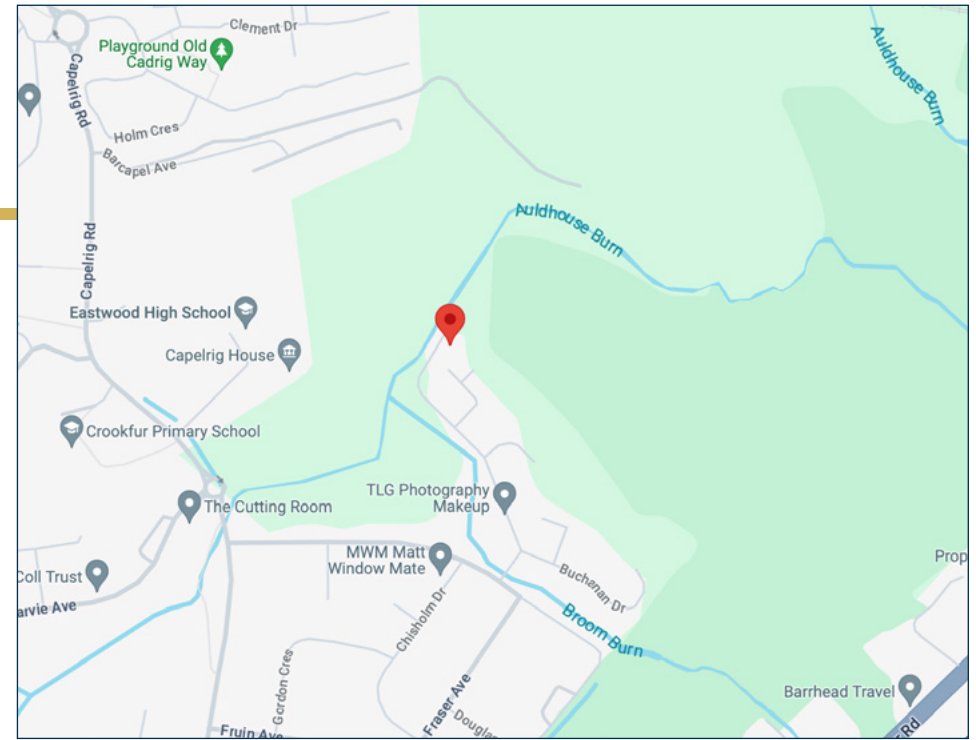
Approximate gross internal area 938 sq ft - 87 sq m



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.
Telephone 0141 616 3960
newtonmearns@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Council Tax Band: ?

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 is supplied by mains water, electricity and drainage. Electric central heating.

Local Authority

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

Property Reference 3050

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