



5 Netherdale, 1 Kirkvale Court, Newton Mearns

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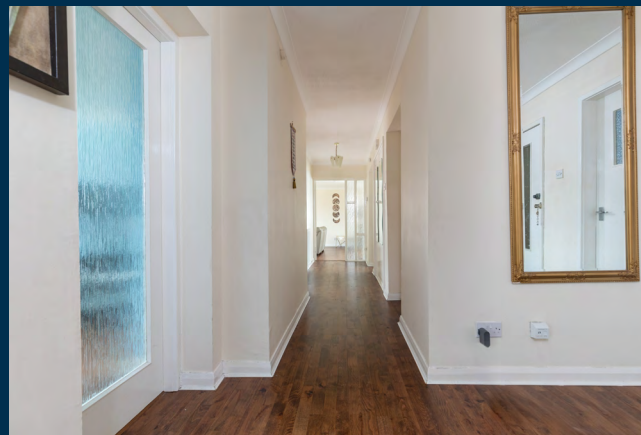
Situation

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 which 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.







Description

A spacious three bedroom/two public room first floor flat, set within this established and popular development, well placed for local amenities, transport links and popular East Renfrewshire schools.

The accommodation extends to approximately 1218 Sqft (113 Sqm) and comprises:

Communal entrance hall and stairwell. Extensive hallway with ample storage cupboards. Bright and spacious sitting room with full width window. The sitting room is on an open plan arrangement to the dining room. The kitchen is fitted with a range of wall mounted and floor standing units and complimentary worktop surfaces. Three double bedrooms, all benefiting from fitted wardrobes. Bathroom with three piece suite. WC/Cloaks.

The property is further complimented by gas central heating and double glazing. To the rear of the building, is a residents' car park as well as individual garages for each apartment owner.



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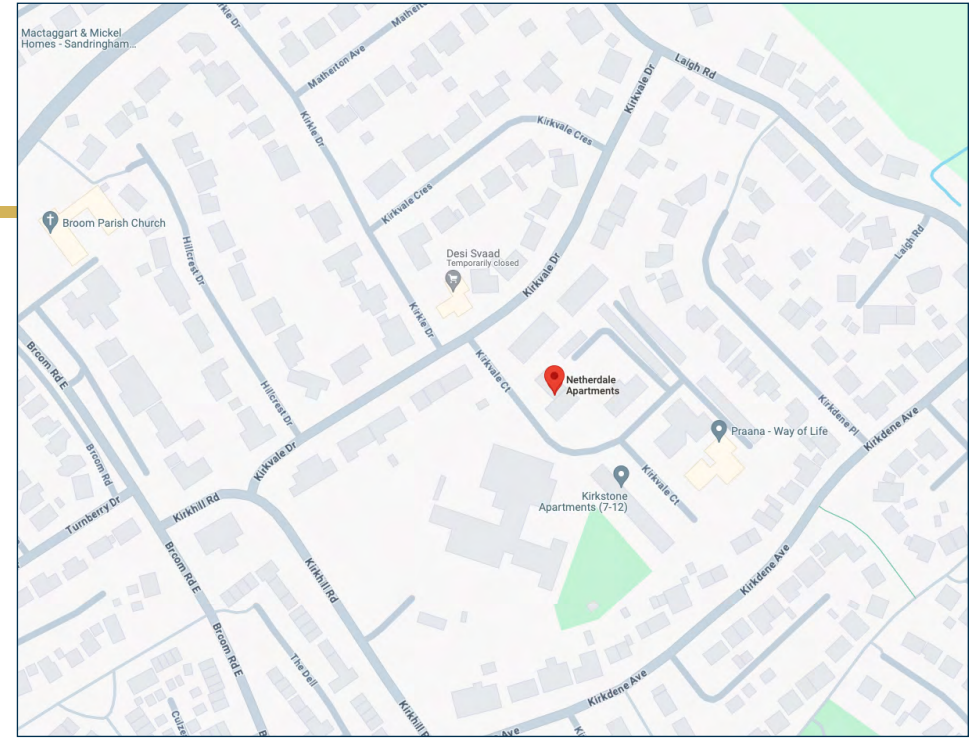
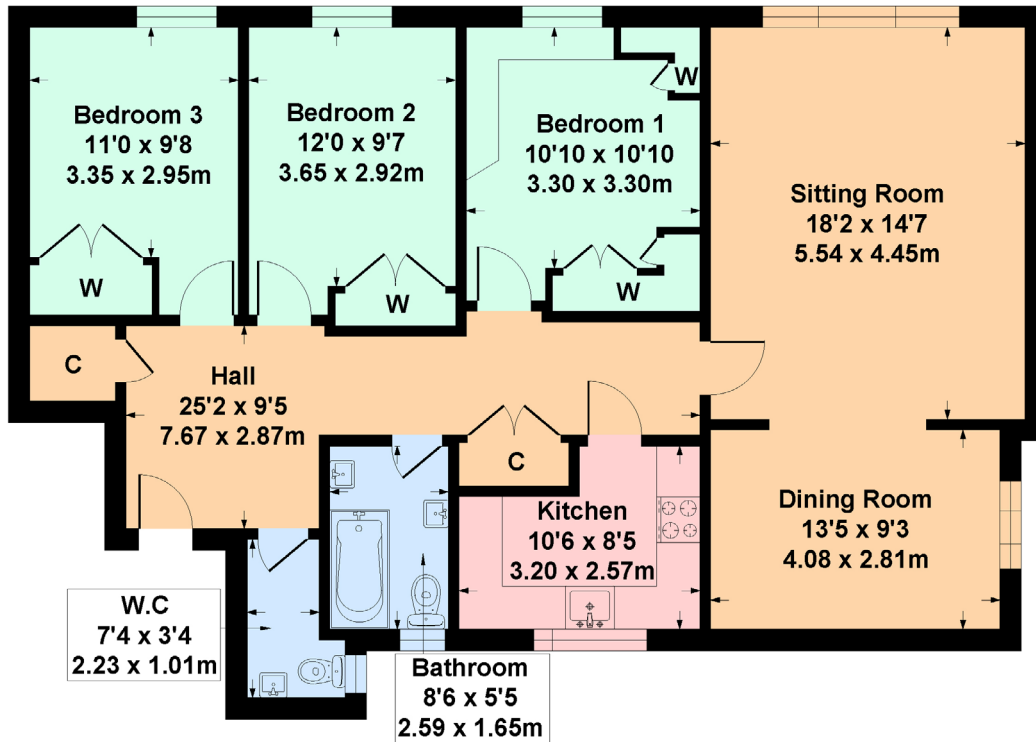


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Approximate gross internal area = 1218 sq ft - 113 sq m



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
Band E

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, drainage and electricity. Gas central heating.

Local Authority

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

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. 2024

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.

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