



12 Wellmeadow Way, Newton Mearns, G77 6RB

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Situation

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, Eastwood High School and St. Ninian's High School.

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 Avenue Shopping Centre and Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby 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.









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Property Description

A well presented one bedroom ground floor flat, with a private garden and garage, located close to local amenities and transport links.

Internally the property has been upgraded and well maintained and comprises:

Welcoming reception hall with storage. Bright and spacious sitting/ dining room. Well appointed refitted contemporary kitchen, fitted with floor standing units and complementary worktop surfaces. Access to rear gardens. Double bedroom, with fitted wardrobes. An attractively refitted bathroom with three piece suite and shower over the bath, completes the accommodation.

The property is complemented by gas central heating and replacement double glazing.

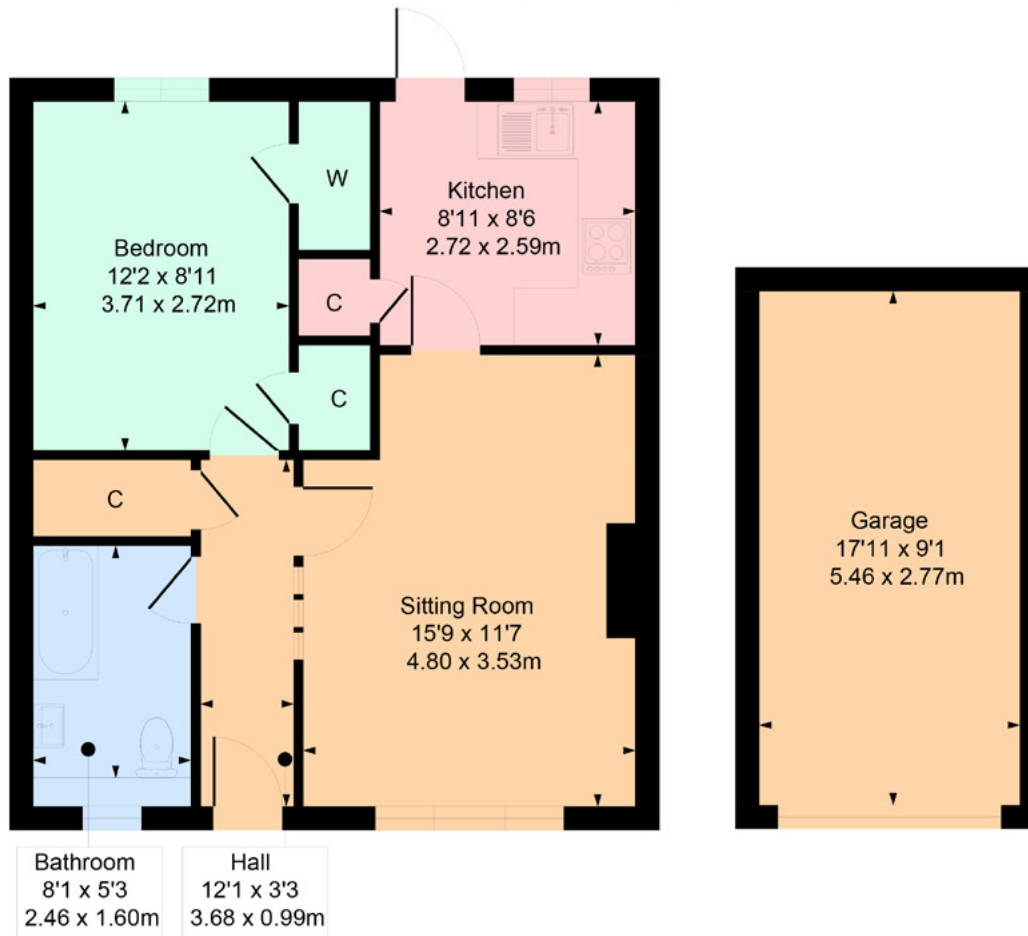
This property benefits from a well kept enclosed rear garden, ideal for entertaining.

A driveway provides off street parking and leads to a single garage.



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Approximate Gross Internal Area
 Main House 516 sq ft - 47.93 sq m
 Garage 163 sq ft - 15.14 sq m
 Total 679 sq ft - 63.07 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. 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.



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Viewing

By appointment through
 Nicol Estate Agents
Newton Mearns

Outgoings

Glasgow City Council
 Council Tax Band: C

Fixtures & 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. Gas central heating.

Local Authority

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

Property Reference

3336