



**9 Shaw Court,  
Broomhill Gardens, Newton Mearns G77 5GH**

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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.

Newton Mearns is acknowledged for the high standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Shaw Court is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park and is with walking distance to the local shops, restaurants and healthcare facilities on Mearns Road and Broom Park.

Local sports and recreational facilities include Rouken Glen Park, David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and Whitecraigs tennis club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.











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## Property Description

Seldom available, an upgraded one bedroom main door lower cottage flat, set within this popular and conveniently positioned retirement development, just a short distance from public transport, local shops, post office and health surgeries at the Broom shops and Mearns Road.

The accommodation comprises:

Reception hall with good storage. Bright and well presented sitting room/ dining room overlooking Castlehill Drive. Well appointed kitchen with a range of wall mounted and floor standing units. Double bedroom with fitted wardrobe. A refitted shower room completes the accommodation.

The property is further complemented by double glazing and electric heating.

The property also benefits from well maintained landscaped communal garden grounds and private resident's parking facilities.

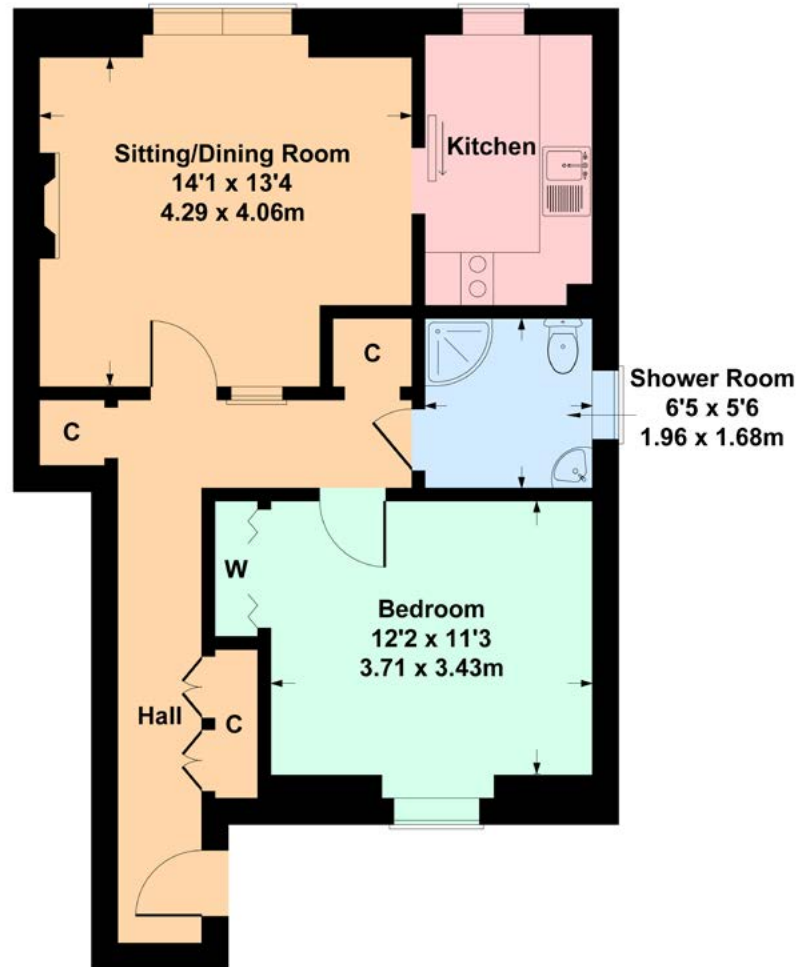


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# 9 Shaw Court, Newton Mearns

Approximate Gross Internal Area  
585 sq ft - 54 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

East Renfrewshire Council  
Band D

## Fixtures & 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 and electricity. Electric central heating.

## Local Authority

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

## Property Reference

3448

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