



Apt 21A Kirklands Drive, Mearns Kirk, Newton Mearns, G77 5FF

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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.

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 St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

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 new Mearnskirk Coop, The Avenue Shopping Centre and local shops at the Broom. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants and also Silverburn Shopping Centre.

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

An upgraded and beautifully presented two-bedroom ground-floor apartment, originally built by Bryant Homes circa 2002, situated within the ever-popular Mearnskirk development.

This impressive property has been thoughtfully upgraded and well maintained by the current owner.

The accommodation comprises:

A secure controlled entry system leads to a well-kept, brightly lit communal entrance hall and carpeted stairwell, with access to all levels.

The apartment itself opens into a welcoming reception hallway offering excellent storage space.

The spacious and elegantly presented bay-windowed sitting room enjoys views over the front of the property and features an attractive fireplace. The sitting room flows seamlessly into the dining room, which benefits from a Juliette-style balcony. The stylish refitted kitchen is well appointed with a range of floor and wall-mounted units, complementary worktops, and integrated appliances to include a washing machine, dishwasher, fridge/ freezer, oven, hob and microwave. The principal bedroom features fitted wardrobes, a Juliette balcony, and a beautifully refitted en-suite shower room. The second bedroom also benefits from fitted wardrobes. A tastefully refitted bathroom completes the accommodation.

Further benefits include a private secure garage, residents' parking, gas central heating, and double glazing.

The development is set within attractive, well maintained landscaped residents' grounds.

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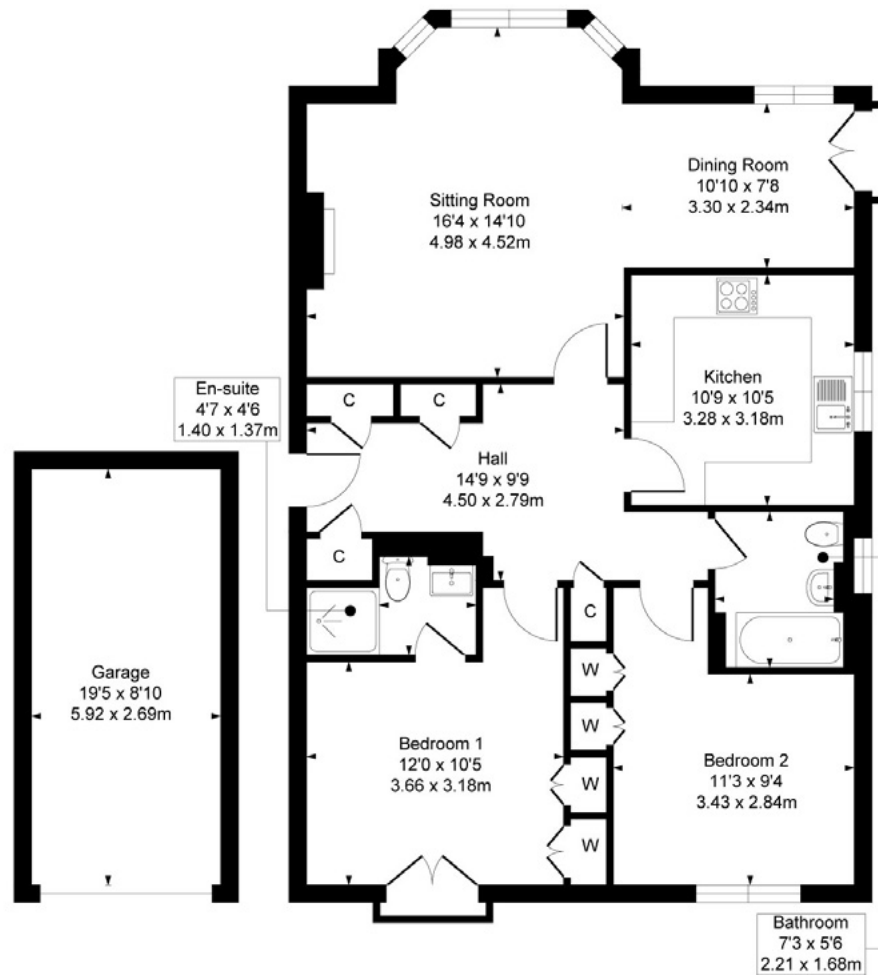






21 A Kirklands Drive, Mearnskirks

Approximate Gross Internal Area
Accommodation 968 sq ft - 89.93 sq m
Garage 172 sq ft - 15.97 sq m
Total 1140 sq ft - 105.90 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
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NEWTON MEARNS

Outgoings

East Renfrewshire Council
Band F

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

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

Local Authority

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

Property Reference

3581

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