



**29 Robshill Court, Capelrig Road, Newton Mearns, G77 6UG**

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## Situation

Newton Mearns is a highly sought-after suburb located approximately nine miles south of Glasgow city centre. The area is exceptionally well connected, with convenient access to the M77, M8 and Glasgow Orbital motorway network, providing swift links across the central belt and to both Glasgow Airport and Glasgow Prestwick Airport within around 30 minutes. Regular bus and rail services offer easy commuting to Glasgow, East Kilbride and the Ayrshire coast.

Renowned for its excellent local amenities, Newton Mearns offers a wide range of healthcare facilities, libraries and banking services, alongside an impressive selection of supermarkets, boutique shops and restaurants. Nearby retail destinations include The Avenue Shopping Centre and Greenlaw Retail Park, home to Waitrose and Aldi.

The area also boasts outstanding leisure and recreational facilities, including Parklands Country Club, David Lloyd Rouken Glen, and a selection of well-regarded golf clubs such as Cathcart Castle Golf Club, Williamwood Golf Club and Whitecraigs Golf Club, as well as Whitecraigs Lawn Tennis Club. Additional sports and leisure facilities are available at Eastwood Toll.

For families, the property lies within the catchment area for some of Scotland's highest-performing schools, including Mearns Castle High School and St Ninian's High School, making it an ideal location for those seeking quality education alongside a well-connected lifestyle.















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## Property Description

A beautifully upgraded two-bedroom second-floor apartment, enjoying a peaceful, leafy outlook to the rear across the surrounding area and towards Glasgow and the distant hills. Ideally positioned within a highly sought-after, small private residential development, the property is just a short walk from Mearns Cross and The Avenue Shopping Centre.

The property has been thoughtfully upgraded and meticulously maintained by the current owners, offering stylish and well-presented accommodation throughout.

Accessed via a secure entry system, the well-kept and illuminated communal entrance and stairwell provide access to all levels.

The welcoming reception hallway includes good useful storage. A bright and spacious sitting/dining room enjoys attractive open tree lined views towards Glasgow and the hills beyond and flows seamlessly into a versatile open-plan home office area, benefitting from excellent natural light. The contemporary refitted kitchen is well-appointed, featuring complementary worktops and a range of integrated appliances. There are two generous double bedrooms, both with fitted wardrobes. The accommodation is completed by an attractively refitted bathroom with a shower over the bath.

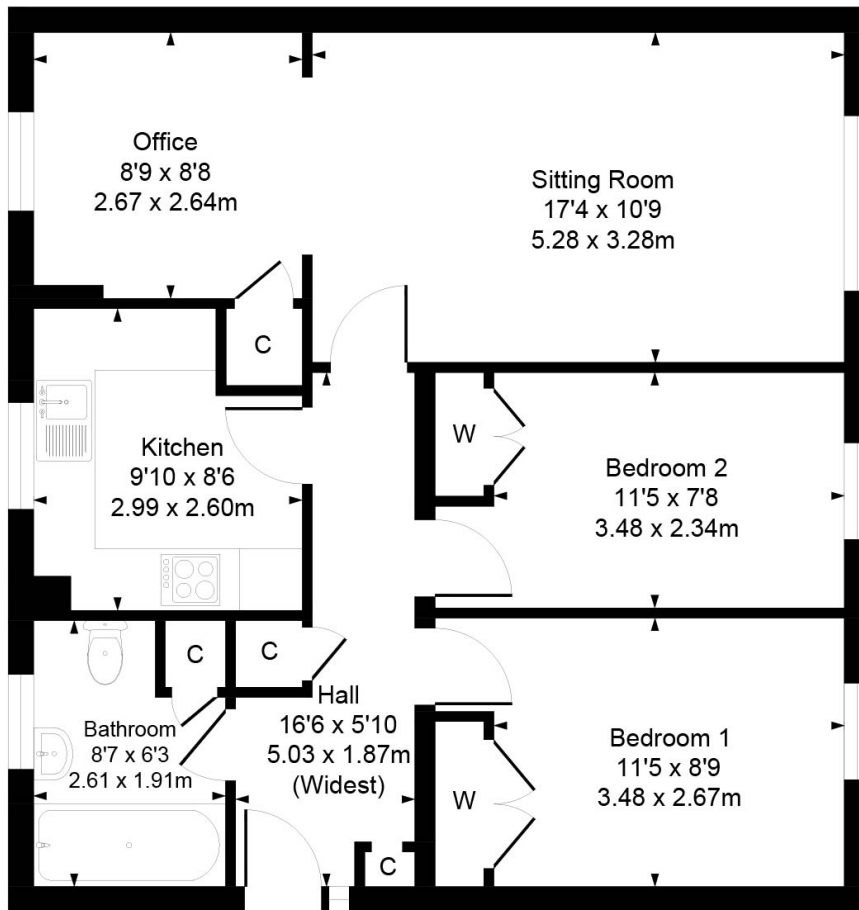
Further benefits include a private secure garage, residents' parking, double glazing, and electric heating, with underfloor heating in both the kitchen and bathroom.

The development is surrounded by well-maintained residents' gardens, enhancing its appeal.



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**29 Robshill Court, Newton Mearns**  
Approximate Gross Internal Area  
735 sq ft - 68.28 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 D

**Fixtures & Fittings**

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

**Energy Efficiency Rating**

Band E

**Services**

The property will be supplied by mains water, electricity and drainage.

**Local Authority**

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

**Property Reference**

3600