



Apt G/L (0/1), 1 Douglas Court, Douglas Drive, Newton Mearns, G77 6HS

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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. Patterson Train Station is a short distance away.

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. Also, close by, is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of cafes and restaurants. Silverburn Shopping Centre is only a short drive from the property.

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 Eastwood High and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, local trout fisheries, Whitecraigs Tennis and Rugby clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

















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Property Description

Seldom available, this bright and generously proportioned three-bedroom, two-public-room ground floor apartment enjoys attractive views over the beautifully maintained residents' gardens and towards Whitecraigs Golf Course.

The flexible accommodation extends to around 1,374 Sqft (128 Sqm) and comprises:

A well-maintained and illuminated communal entrance hall with stair access to all levels. A welcoming reception hallway provides excellent storage. The impressive dual aspect sitting room is flooded with natural light and enjoys delightful views over the extensive residents' gardens, and attractive outlook towards Whitecraigs Golf Course to the front and side.

Designed with both everyday living and entertaining in mind, the sitting room flows seamlessly into the generous open-plan dining room, which overlooks the beautifully maintained residents' gardens to the rear. The refitted kitchen is well appointed and fitted with a comprehensive range of wall-mounted and floor-standing units, integrated appliances and complemented by ample worktop space.

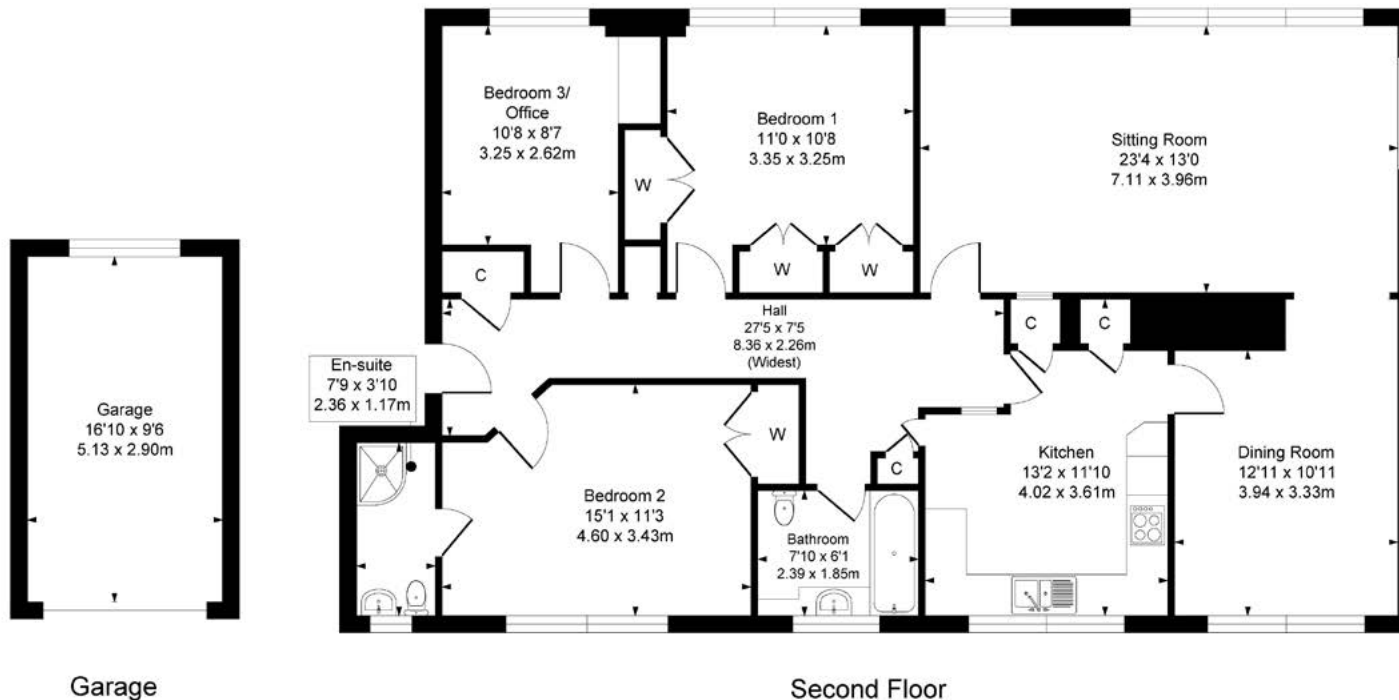
The principal bedroom benefits from extensive fitted wardrobes and overlooks the front gardens, towards the golf course. Bedroom two is a further generous double bedroom with an ensuite shower room and fitted wardrobes. Bedroom three offers flexible accommodation and is currently utilised as a home office. The bathroom, fitted with a three-piece white suite, completes the accommodation.

The property is further enhanced by gas central heating and is mostly double glazed. In addition, this apartment benefits from a private lock-up garage, residents' parking, external storage cupboard, and beautifully maintained communal gardens.

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Approximate Gross Internal Area
Main House 1374 sq ft - 127.64 sq m
Garage 160 sq ft - 14.86 sq m
Total 1534 sq ft - 142.50 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 E

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

3653