



24 The Beeches, Ayr Road, Newton Mearns G77 6AZ

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Situation

Newton Mearns, along with the neighbouring suburbs of Whitecraigs and Giffnock, is widely recognised for its excellent range of local amenities. The area offers a variety of shops, supermarkets, cafés and restaurants, together with banks, library and healthcare facilities, and regular bus and rail services providing easy access to Glasgow City Centre. The Beeches is particularly well positioned for The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park, with Whitecraigs Train Station located a short distance away.

This popular and leafy suburb lies approximately eight miles south of Glasgow City Centre and is ideally placed for commuting, with convenient access to the M77, M8 and Glasgow Southern Orbital.

A wide range of sports and leisure facilities are available nearby, including David Lloyd Rouken Glen, Parklands Country Club, and several highly regarded golf clubs such as East Renfrewshire and of course Whitecraigs, along with Whitecraigs Tennis Club. East Renfrewshire Council's excellent sports and leisure facilities at Eastwood Toll are also close by.

For outdoor enthusiasts, the award-winning Rouken Glen Park is nearby, offering scenic woodland walks, an adventure play area, skate park, five-a-side football pitches and a boating pond.

In addition, the property falls within the catchment area for highly regarded primary and secondary schooling.









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Property Description

A spacious and upgraded three bedroom first floor apartment, set within this popular Alfred McAlpine development, which has recently benefited from a programme of re-roofing. The development is surrounded by attractive landscaped residents' gardens and enjoys a desirable setting backing onto Whitecraigs Golf Course, while being conveniently placed for a wide range of local amenities and transport links, including Whitecraigs Golf Club and Whitecraigs Train Station.

Well maintained and upgraded by the current owners, this corner apartment occupies a quiet and particularly favourable position within the building, extending to approximately 1,223 Sqft (114 Sqm) and offers generously proportioned and flexible accommodation comprising:

Well-kept and illuminated communal entrance with stair access to all levels. Welcoming reception hallway with excellent storage.

An impressive and particularly spacious sitting/dining room, with French doors opening to a Juliette balcony and enjoying pleasant tree-lined aspects to the rear of the development. An elegant turreted dining area is an attractive feature of this room, providing an additional space from which to enjoy the surrounding outlook.

Well-appointed refitted breakfasting kitchen fitted with a full complement of wall-mounted and floor-standing units, breakfasting bar and complementary worktop surfaces.

Bedroom one is a generous double bedroom with fitted wardrobes and benefits from an attractively refitted ensuite bathroom. Bedrooms two and three are also well-proportioned double bedrooms, both with fitted wardrobes. A stylish refitted shower room with three-piece suite completes the accommodation.

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

Externally, the development is surrounded by well-maintained landscaped residents' gardens, with residents' and visitors' parking provided within the development. The property also benefits from its own private lock-up garage.









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Approximate Gross Internal Area
Main House 1223 sq ft - 113.60 sq m
Garage 166 sq ft - 15.42 sq m
Total 1389 sq ft - 129.02 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 G

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

3615