

Apt 1/2, 4 Calico Close, Stewart Gardens, Newton Mearns, G77 6GX

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Situation

Newton Mearns, together with the neighbouring suburbs of Whitecraigs and Giffnock, is widely recognised for its excellent range of local amenities, highly regarded schooling and outstanding recreational facilities, making it one of Glasgow's most desirable residential suburbs.

Stewart Gardens enjoys a particularly convenient position, within easy reach of The Avenue Shopping Centre and Greenlaw Village Retail Park, home to Waitrose and a variety of other retailers. The surrounding area offers an excellent selection of independent shops, supermarkets, cafés and restaurants, together with banks, library and healthcare facilities.

Situated approximately eight miles south of Glasgow City Centre, Newton Mearns is ideally placed for commuters, with regular bus and rail services providing convenient access to the city and surrounding areas. The nearby M77, M8 and Glasgow Southern Orbital offer excellent connectivity to the wider Central Scotland motorway network.

For those seeking an active lifestyle, the area boasts an impressive range of sports and leisure facilities, including David Lloyd Rouken Glen, Parklands Country Club, East Renfrewshire and Whitecraigs Golf Clubs, and Whitecraigs Tennis Club. East Renfrewshire Council's sports and leisure facilities at Eastwood Toll are also within easy reach.

The award-winning Rouken Glen Park provides a wonderful setting for outdoor recreation, with picturesque woodland walks, landscaped gardens, a boating pond, adventure play areas and a variety of sporting facilities.

The property is also well positioned for highly regarded primary and secondary schooling, further enhancing the appeal of this established and sought-after residential location.











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Property Description

An impressive and well presented three bedroom first floor apartment, enjoying a desirable southerly aspect, private balcony and two allocated parking spaces. Built by MacTaggart & Mickel in 2023, this exceptional home occupies a favoured position within Stewart Gardens, set amidst beautifully maintained landscaped residents' grounds and conveniently located for The Avenue Shopping Centre, local amenities and excellent transport links.

Extending to approximately 1,039 Sqft (97 Sqm), this stylish and generously proportioned apartment has been thoughtfully upgraded and meticulously maintained by the present owner. Combining contemporary design with high-quality finishes, the property offers bright, spacious and beautifully appointed accommodation, ideally suited to modern living.

The accommodation comprises:

A secure controlled door-entry system provides access to a well-maintained and illuminated communal entrance foyer, with lift access to all levels.

A welcoming reception hallway, with good storage, provides access to the principal apartments. The impressive open-plan sitting room and kitchen forms the heart of the home, creating a wonderfully bright and inviting space for both everyday living and entertaining. Enjoying a desirable southerly aspect, the sitting room opens directly onto a private balcony, providing an attractive setting for outdoor relaxation. The stylish and well-appointed kitchen is fitted with a comprehensive range of wall-mounted and floor-standing cabinets, complemented by integrated appliances and elegant Silestone worktop surfaces.

The generous principal bedroom benefits from fitted wardrobes and an attractively appointed ensuite shower room. Two further well-proportioned double bedrooms offer excellent flexibility for family living, visiting guests or those seeking a dedicated home office. A contemporary house bathroom, incorporating a bath with shower over, completes the accommodation.

The property is further complemented by a video entry system, an air source heat pump with gas boiler, double glazing and an alarm system.

Externally, Stewart Gardens is surrounded by beautifully maintained landscaped residents' grounds, providing an attractive and peaceful setting. The apartment also benefits from two allocated parking spaces, offering added convenience.

For additional peace of mind, the property benefits from the remaining balance of the NHBC Buildmark warranty.















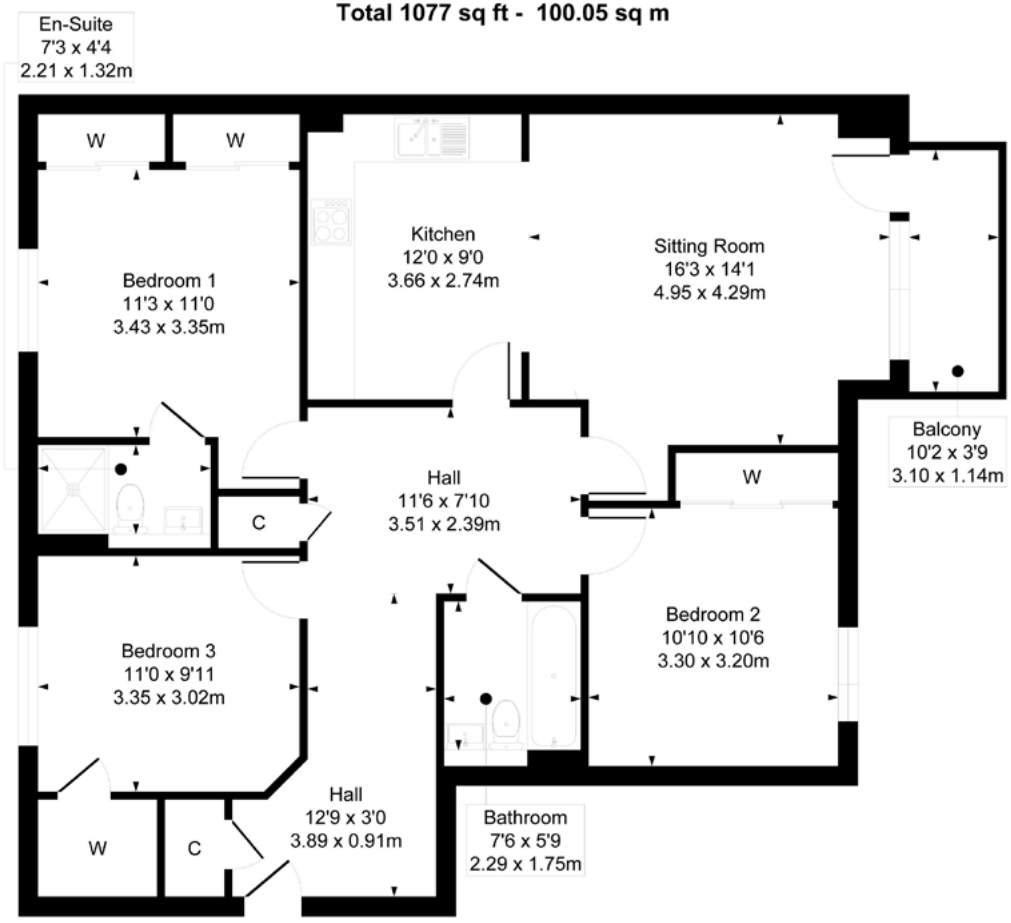






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Approximate Gross Internal Area
Accommodation 1039 sq ft - 96.52 sq m
Balcony 38 sq ft - 3.53 sq m
Total 1077 sq ft - 100.05 sq m



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 tbc

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
3717

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