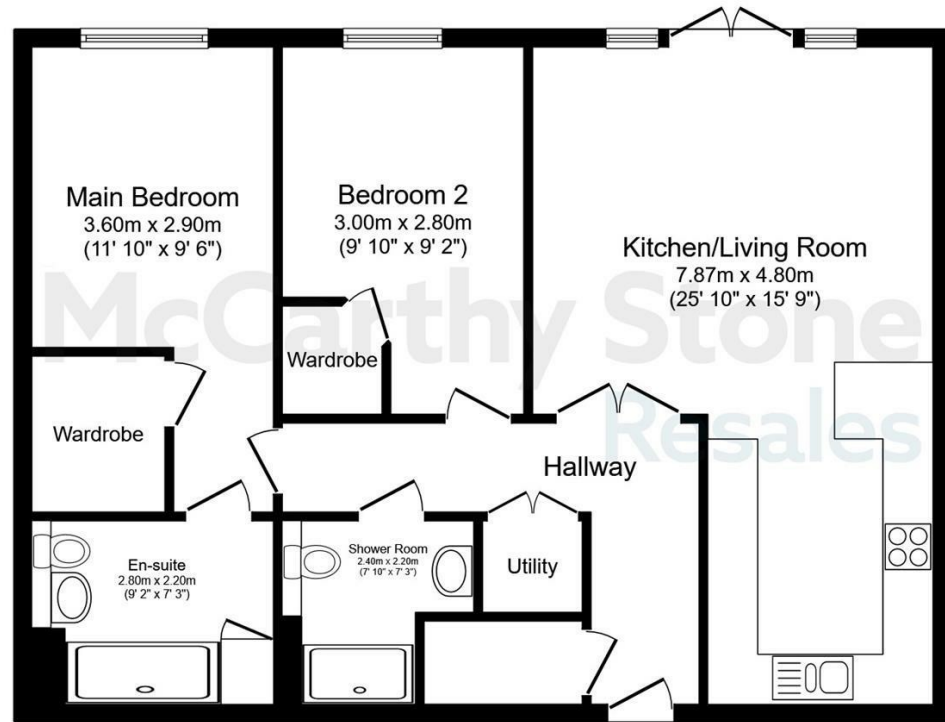


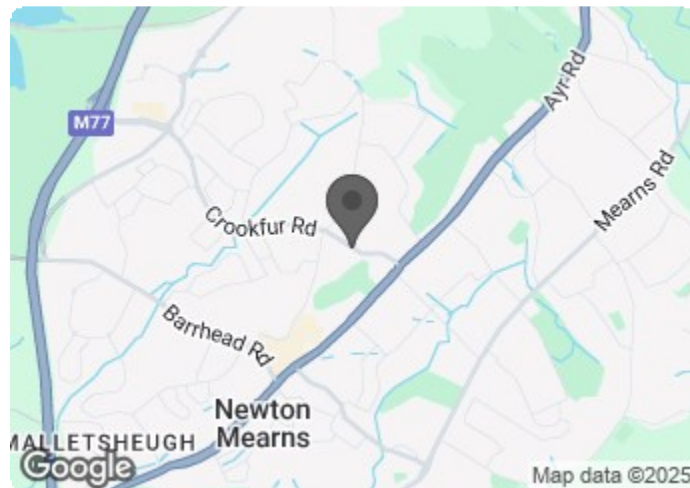
6 Ashbrae

Crookfur Road, Glasgow, G77 6YY



Total floor area 85.0 sq.m. (915 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: F



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	84	74	75



Offers over £295,000 Freehold

Superb two bedroom apartment upper ground level apartment with access to a patio and communal garden grounds. This premium property is within the highly sought after Ashbrae development in Newton Mearns.

Call us on 0345 556 4104 to find out more

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# Ashbrae, Crookfur Road, Newton Mearns,

# 2 Bed | Offers over £295,000

## Summary

Situated in Newton Mearns, one of the most desirable residential towns in the west of Scotland.

All 30 bright and airy apartments in the development have been cleverly designed to provide you with ample entertaining and living space. Boasting a sleek and modern design, each apartment has either a patio or balcony from which you can admire the development's beautifully landscaped gardens. What's more, with all apartments being two beds and guest parking available, you can have friends and family to stay whenever you like.

As a Lifestyle Living development, Ashbrae offers the opportunity to free yourself from the burdens of maintaining a large family home, with services such as window cleaning, communal space maintenance and buildings insurance taken care of. What's more, with a 24/7 call system and a camera entry system, you can feel safe knowing your home is secure, whether you're at home or away. There is a communal lobby and lifts to all floors offer accessibility. With car parking, a cycle store and two local railway stations, you can explore western Scotland with ease from Ashbrae.

It is a condition of purchase that the occupant(s) meet the minimum age of 55 years and over.

## Local Area

An affluent suburb lying 9 miles southwest of Glasgow city centre, Newton Mearns is known for its high-quality housing, excellent public services and varied shopping. With good transport links - both road and rail - it is also within easy reach of a multitude of attractions. Explore the vibrant Glasgow city centre, or make the most of the outdoors with a stroll around Rouken Glen Park or Dams to Darnley Country Park. Visit some of the magnificent historical buildings in the area, including Greenbank House owned by the National Trust for Scotland, for splendid art and history collections.

For keen golfers, there are various local golf clubs, including Mearns Castle Golf Academy and The East Renfrewshire Golf Club. Nearby is the Parklands Country Club, with a fantastic range of facilities from a swimming pool to a fitness and wellbeing centre.

Ashbrae is situated on Crookfur Road, just 0.2 miles from local bus stops as well as Crookfur Pavilion and Playing Fields. Nearby, there is a local Co-op 0.8 miles away, while there is also an Aldi and a Waitrose 1.2 miles from the development. Located 1.3 miles from the M77, the motorway provides easy access to Glasgow and Paisley. There are also local bus services to both locations.

## 6 Ashbrae

Apartment 6 is spacious and located on the ground floor to the rear of the property with access to the communal grounds and patio area. The apartment has been freshly decorated throughout and is carpeted in the living room area, hallway and bedrooms. The apartment comprises of an open plan kitchen/living area, two bedrooms with one ensuite and ample storage.

## Entrance Hall

Entrance hallway benefitting two generous sized storage cupboards, one housing the electric condensing boiler and electrical distribution board and another utility cupboard with shelving and plumbed for white goods.

## Open Plan Kitchen/Living Area

Living room/kitchen area benefits French doors with perfect fit Venetian blinds and access to a patio area and the communal gardens grounds. The room is well equipped with electric sockets, TV and phone point. The open plan fitted kitchen with laminated flooring has Neff integrated appliances including stylish Slide and Hide stainless steel oven, microwave, dishwasher, fridge and freezer. There is an hob and cooker hood, stainless steel sink with mixer tap and small breakfast bar area. Under pelmet and floor level lighting.

## Bedroom En-suite

Spacious double bedroom including a walk-in wardrobe with hanging rails, shelving and storage above.

The ensuite shower room is partially tiled with white sanitaryware and high gloss white vanity unit with natural oak worktop. Walk in shower with low profile shower tray. Round thermostat shower valve with single function shower head and shower hand set. Illuminated mirror cabinet with glass shelves. Internal shaver socket and motion sensor lights and heated towel rail.

## Bedroom Two

Good sized double bedroom with storage cupboard. Well appointed with electric sockets, TV and phone point.

## Shower Room

Quality finished partially tiled shower room with white sanitaryware, high gloss white vanity unit with natural oak worktop. Walk in shower with low profile shower tray. Round thermostat shower valve with single function shower head and shower hand set. Illuminated mirror cabinet with glass shelves. Internal shaver socket and motion sensor lights.

## Additional Notes

Fitted carpets, blinds, integrated appliances.

- Full Fibre Broadband available (Check the Openreach website for speeds)
- Safety and Security - door camera entry, fire-detection system and 24 hour emergency call-out system and pendants provided
- Mains water and electricity
- Electric night storage and wall mounted electric panel heaters
- Clean air fan system throughout the apartment
- Mains drainage
- Access to residents' lobby and landscaped gardens

## Service Charge

- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Concierge, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

The service charge for a 2 bedroom apartment is £3,052.95 per annum (£254.41 per month) for the year ending 31/8/25.

## Residents Parking

A parking space has been allocated for use. The development also offers two BP charging parking facilities (BP card has to be approved through McCarthy and Stone)

