

## Buchanan Drive, Newton Mearns



Offers Over  
**£155,000**

2 bedroom flat

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- First Floor Flat
- Private Garage
- Parking

- Excellent School Catchment
- Quiet Location
- Small Modern Development



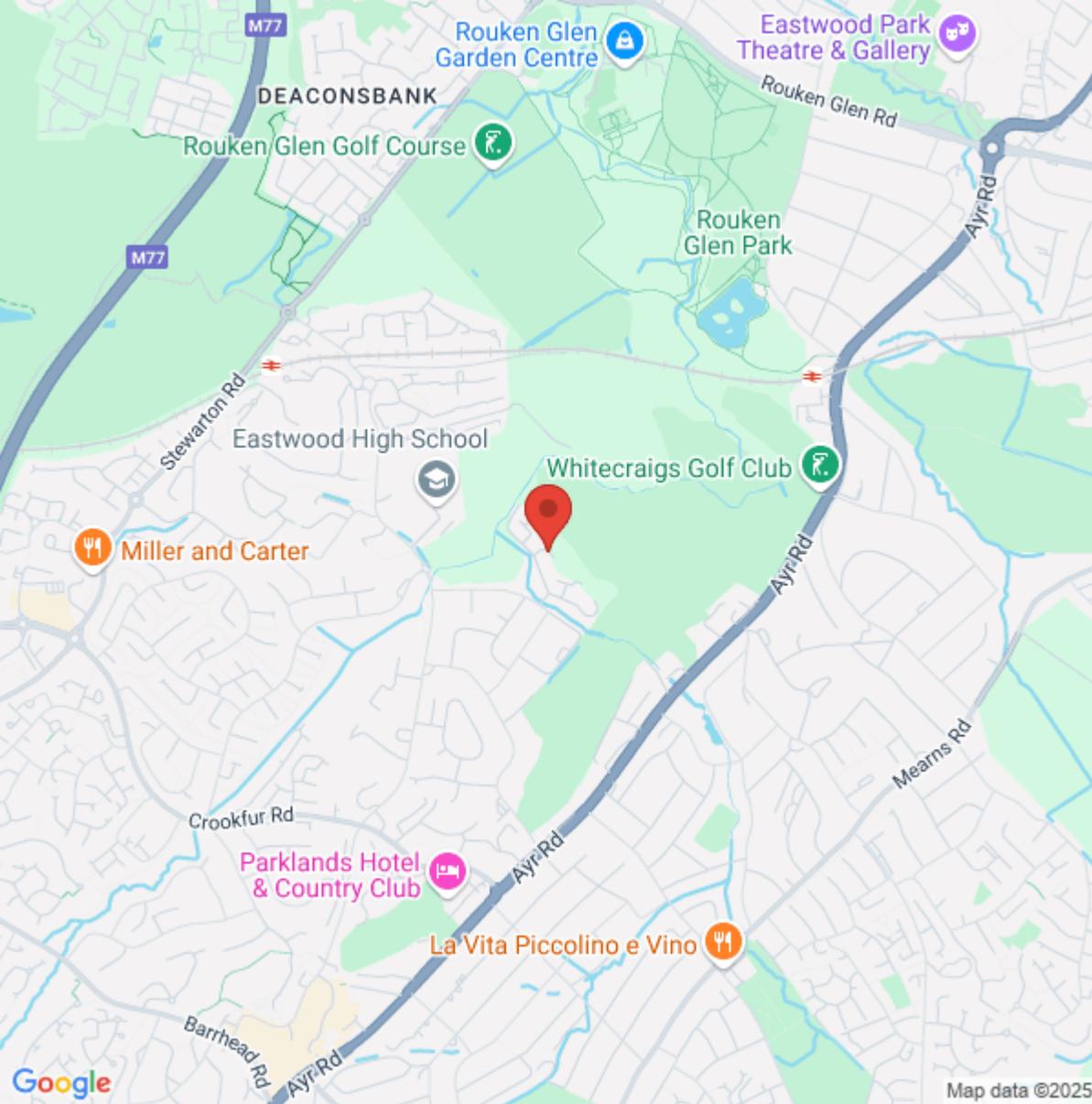
Buchanan Drive is located just off Leslie Avenue and Capelrig Road in desirable Newton Mearns. A hugely popular suburb, Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. The nearby Avenue Shopping Centre provides plenty of good quality shops and restaurants including a Marks and Spencer and an Asda, whilst further shopping options and a cinema can be found at Silverburn Shopping Centre. The property sits within an area of excellent school catchment including Eastwood and St Ninians High Schools, Crookfur and St Cadocs Primary Schools.

Accessed through a well maintained communal entrance, there are stairs leading to the first floor. On entry to the property there is an ample hallway which leads to a very spacious lounge to the front of the building with an open outlook and a modern dining kitchen. To the rear of the property there are two double bedrooms (one with built in wardrobes) and there is a good sized modern and neutral internal bathroom with shower over bath. Heating is provided by electric panel heaters, there is double glazing throughout and there is ample parking along with a private garage.

### Legal

*Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately where we will endeavour to assist you in any way possible.*



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