

## Robshill Court, Newton Mearns



Offers Over  
**£160,000**

2 bedroom flat

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- Excellent East Renfrewshire Location
- Second Floor Flat
- Great School Catchment

- Private Garage
- Close to Amenities
- Private Residents Parking



Robshill Court is located on Capelrig Road, just off the A77 Ayr Road in the popular suburb of Newton Mearns, approximately 9 miles to the south of Glasgow. An easy commute into the city centre, there is access to the motorway network via the M77 and the Glasgow Southern Orbital. Both Prestwick and Glasgow Airports can be reached by car in approximately 30 minutes. Public transport is served by regular bus services to the city centre and a half hourly train service from Patterton or Whitecraigs stations.

Newton Mearns is highly regarded for its schooling, and the property sits within the catchment for St Ninians High School, Eastwood High School, St Cadocs Primary School and Mearns Primary School.

The property is fortunate to have a high standard of local amenities on the doorstep, with The Avenue Shopping Centre located just across the road. Amongst a mix of high street and independent retailers, there is a Marks and Spencer food outlet, an Asda Supermarket, Boots, Waterstones and a selection of cafes and restaurants. A Doctors Surgery and a Pharmacy are close by.

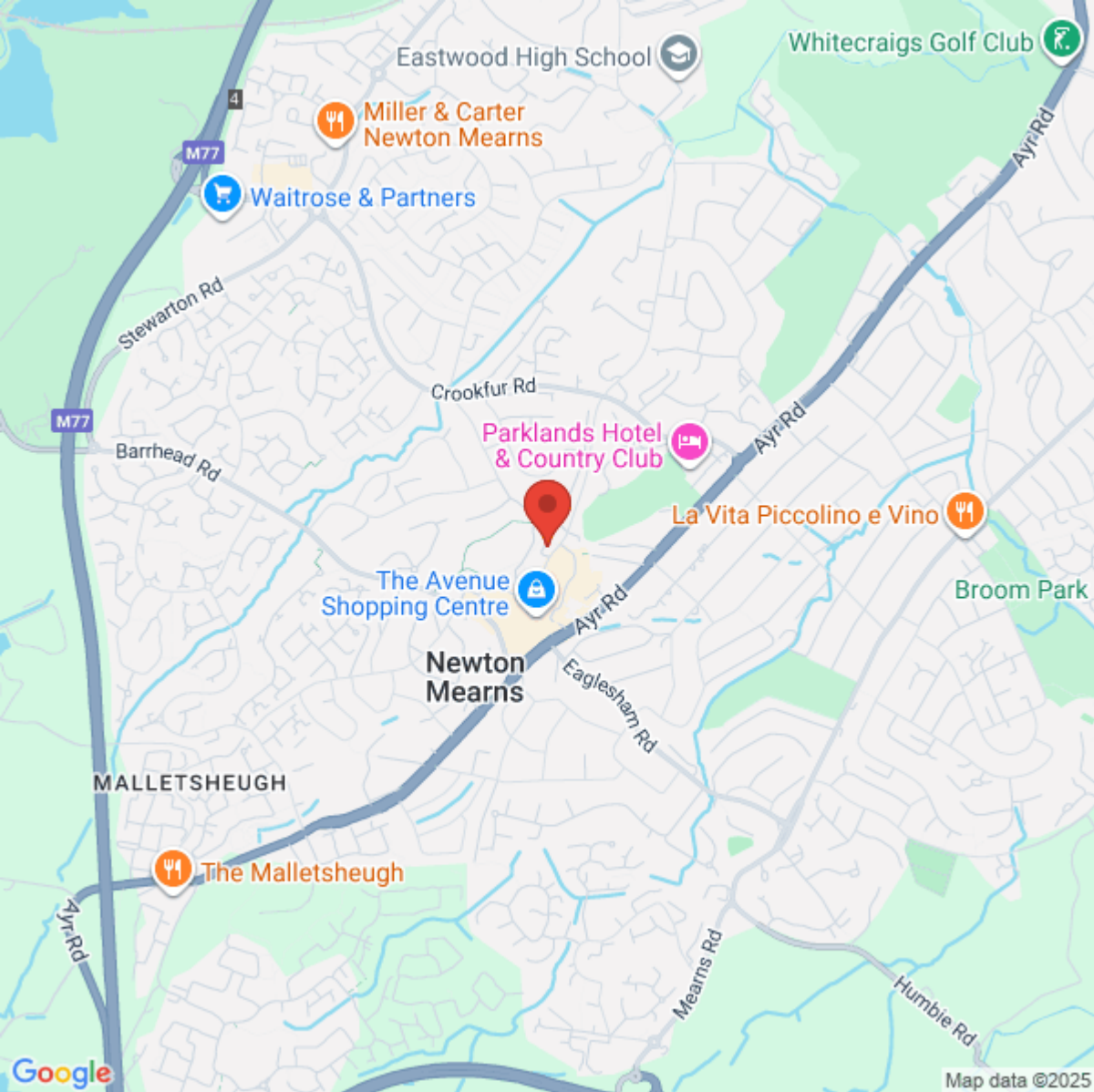
A spacious and welcoming hallway provides access to all rooms, with special mention being made to the very spacious lounge and dining room, which has dual aspect to both the front and the rear of the property. Two generously sized double bedrooms provide ample space for furniture. An excellent modern fitted kitchen is finished with light wood cabinets and a contrasting work surface, while the upgraded bathroom boasts a bath with shower over.

The property benefits from double glazed windows throughout, electric heating, residents parking and a single garage. The communal garden grounds are well maintained by the factors.

### 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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