



Apt 1/1, 9 Traquair Gardens, Mallots Brae, Newton Mearns

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Traquair Gardens is a small private cul de sac, positioned just off Hunter Drive, yet only a short distance to Mearns Cross and The Avenue shopping centre.

A hugely popular suburb, Newton Mearns is a welcoming, family friendly town, with a fantastic, lively and inclusive community. If you choose to live in Newton Mearns, you will have access to some of Scotland's highest attaining primary and secondary schools.

Commuter Links:

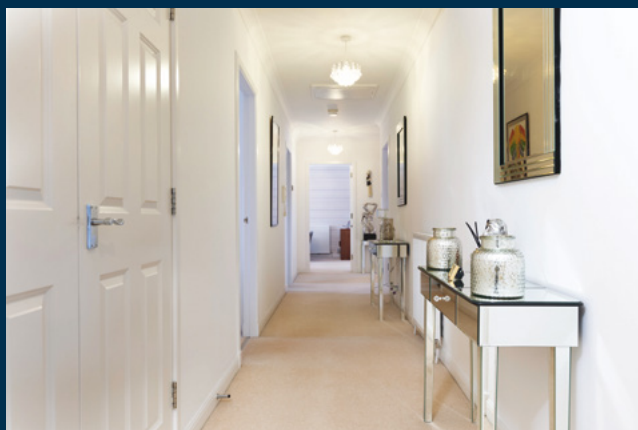
Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the beautiful Ayrshire coast.

Local Amenities:

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants, including The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro.

Fitness and Outdoors:

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling clubs and Whitecraigs tennis club. East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.









Description

A beautifully presented and particularly spacious three bedroom/two public room apartment set within this established modern development, built by MacTaggart & Mickel, close to Mearns Cross. One of the largest apartments we have recently seen in the area of late, which occupies the entire first floor of this building and set within attractive and well maintained landscaped residents' grounds.

This particular apartment, one of the largest of its type enjoys southerly aspects to the front and pleasant aspects to the rear over the surrounding development and towards the hills beyond.

Bright accommodation, finished to a high specification throughout, this stunning apartment extends to approximately 1616 Sqft (150 Sqm) and offers flexible accommodation comprising:

Secure controlled entry leads to a well-kept and illuminated communal carpeted communal entrance with stair access to all levels.

A welcoming reception hall with ample storage. Bright and well portioned sitting room with views over attractive and well kept resident's garden grounds. French doors open to the dining room. Well appointed integrated modern breakfasting kitchen with a full complement of wall mounted and floor standing units, complementary worktops and integrated appliances. Master bedroom with dressing room and attractive ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes. All bedrooms are of double proportions. An attractive bathroom with three piece white suite completes the accommodation.

The property is further complemented by gas central heating and double glazing. Ample residents and visitors parking. Well-kept and landscaped communal gardens surround Traquair Gardens with a designated child play area a short distance away. The development is maintained by Redpath Bruce.







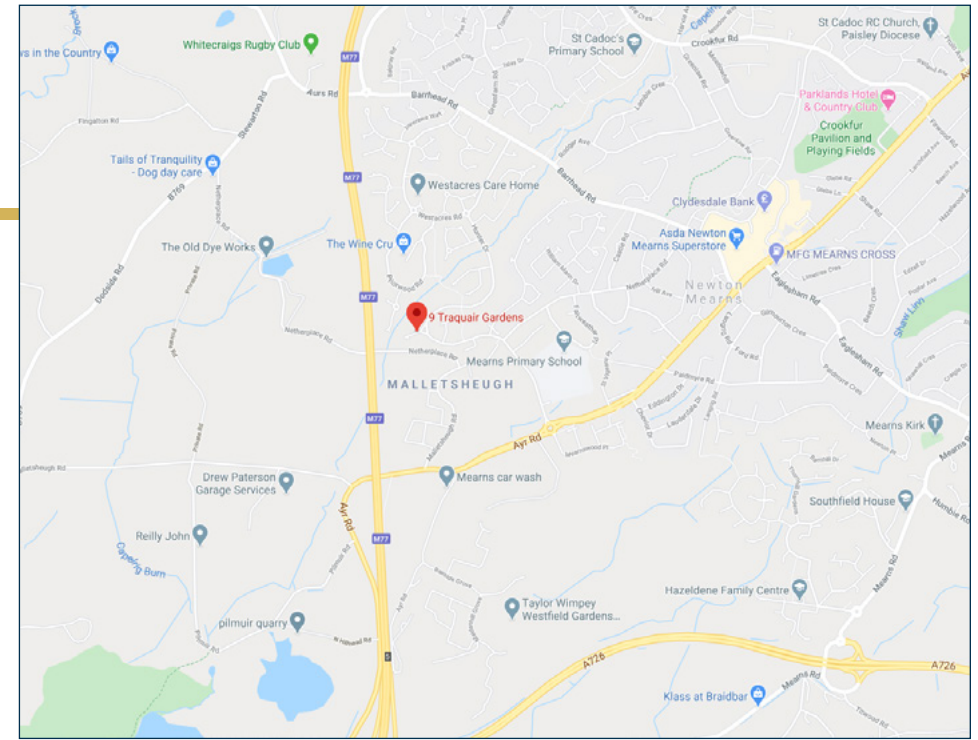
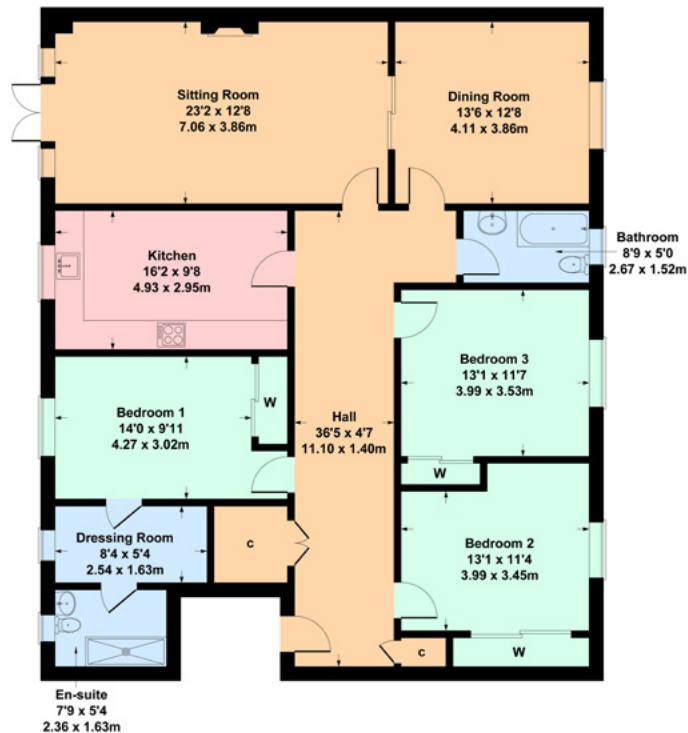


Nicol Estate Agents



Apt 1/1, 9 Traquair Gardens, Mallots Brae, Newton Mearns G77 6FH

Approximate gross internal area 1,616sq ft - 150 sq m



Viewing

By appointment through

Nicol Estate Agents

46 Ayr Road

Newton Mearns, Glasgow G46 6SA

Telephone 0141 616 3960

mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council

Band F

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band B

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 1663

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

