



Apt 6 Larchfield Court, Newton Mearns

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents



Nicol Estate Agents

## Situation

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Newton Mearns is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Larchfield Court is conveniently located for walking access to The Avenue shopping centre and within a short drive of Waitrose at Greenlaw Village Retail Park.

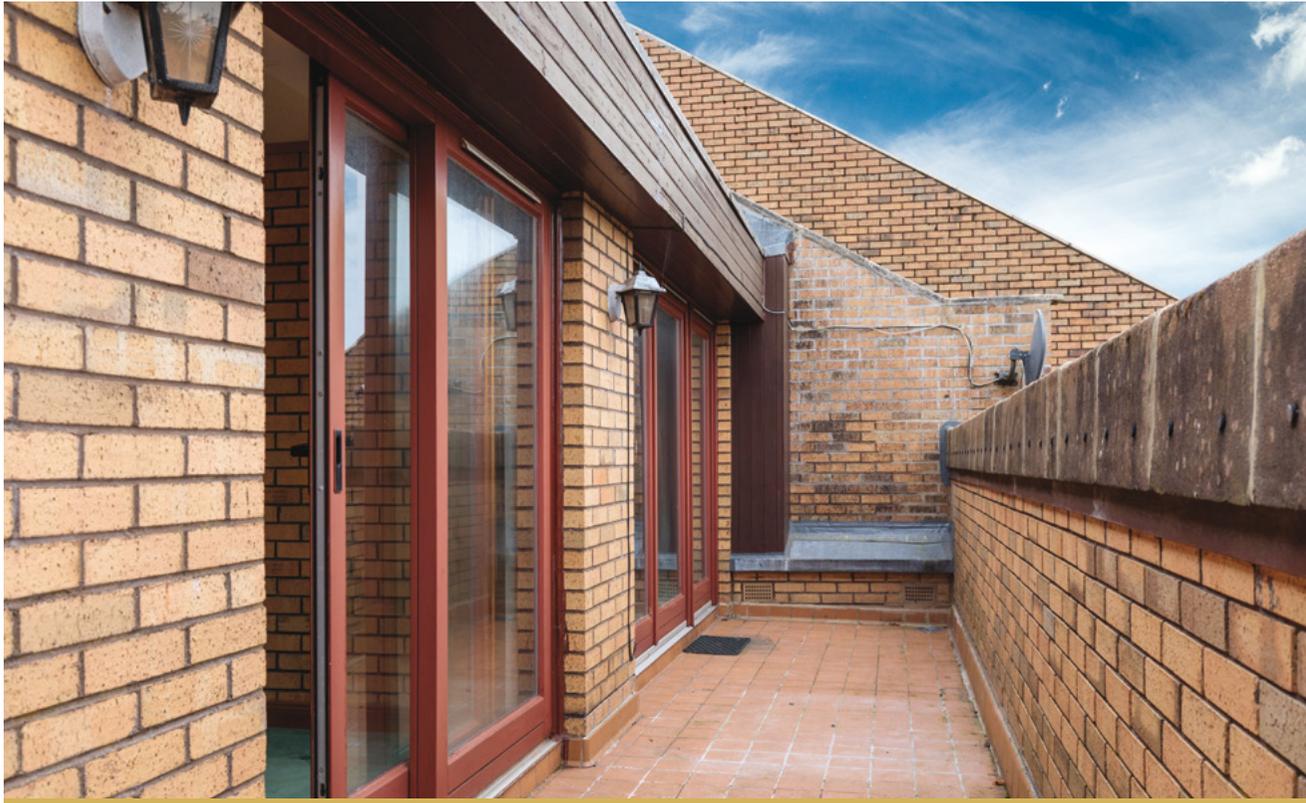
Sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park.

In addition, this property sits within the catchment area for the highly reputable Primary and Secondary schools.









Nicol Estate Agents

## Description

A spacious second floor three bedroom apartment situated within this exclusive and private residential development, positioned at the end of a residential cul-de-sac, close to Mearns Cross and The Avenue shopping centre, enjoying aspects over the surrounding district.

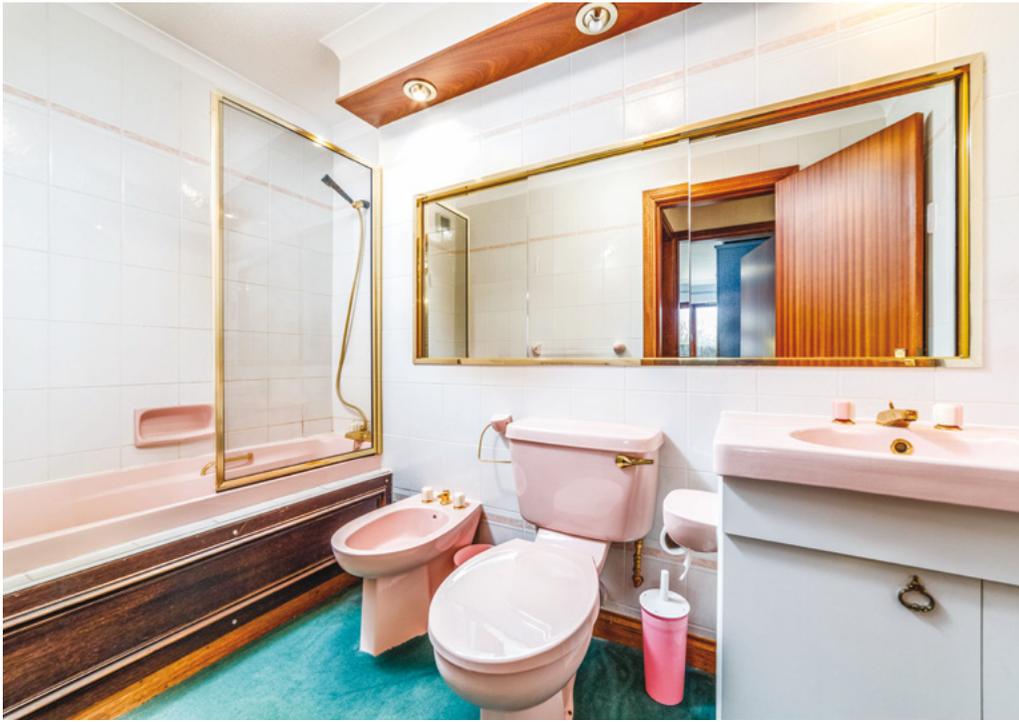
One of only 20 apartments. The accommodation extends to over 1200 Sqft (112 Sqm), offers flexible accommodation and would benefit from some modernisation and cosmetic upgrading. At present the accommodation comprising:

Secure controlled entry leads to a well-kept and illuminated communal entrance and stairwell. Lift access to all levels. Welcoming reception hallway with good storage. Generous sitting room, patio doors to balcony enjoying aspects over surrounding area and communal gardens. Separate dining room, again with direct access to balcony. Breakfasting kitchen. Utility room. Master bedroom with ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes. Bathroom.

The property is complemented by its own secure garage, residents parking, gas central heating, double glazing and well kept resident's gardens. The development is maintained by Hacking & Paterson.







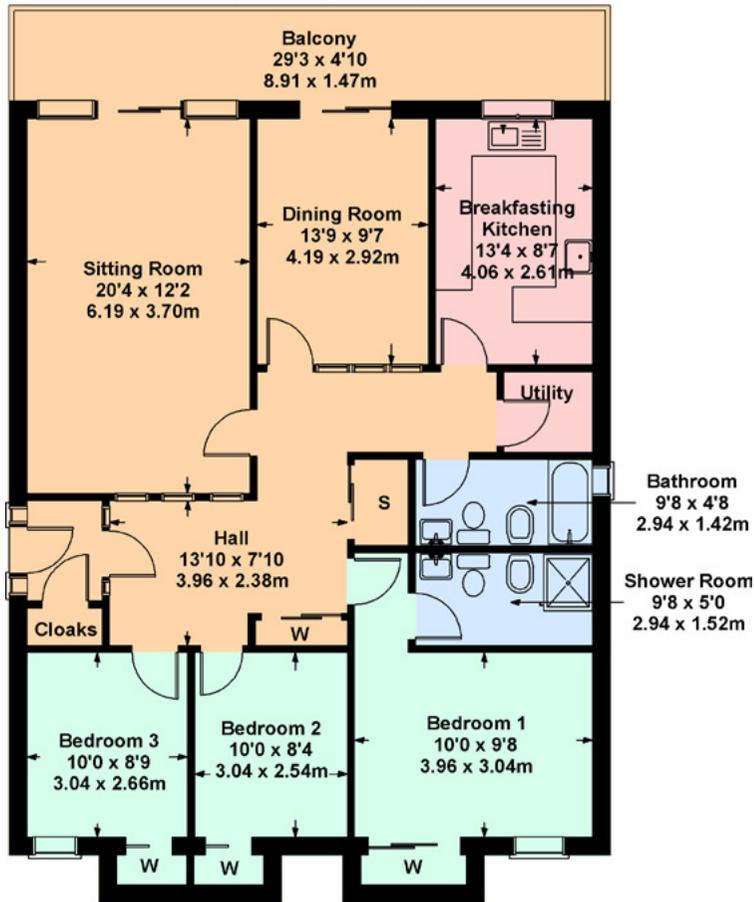


Nicol Estate Agents



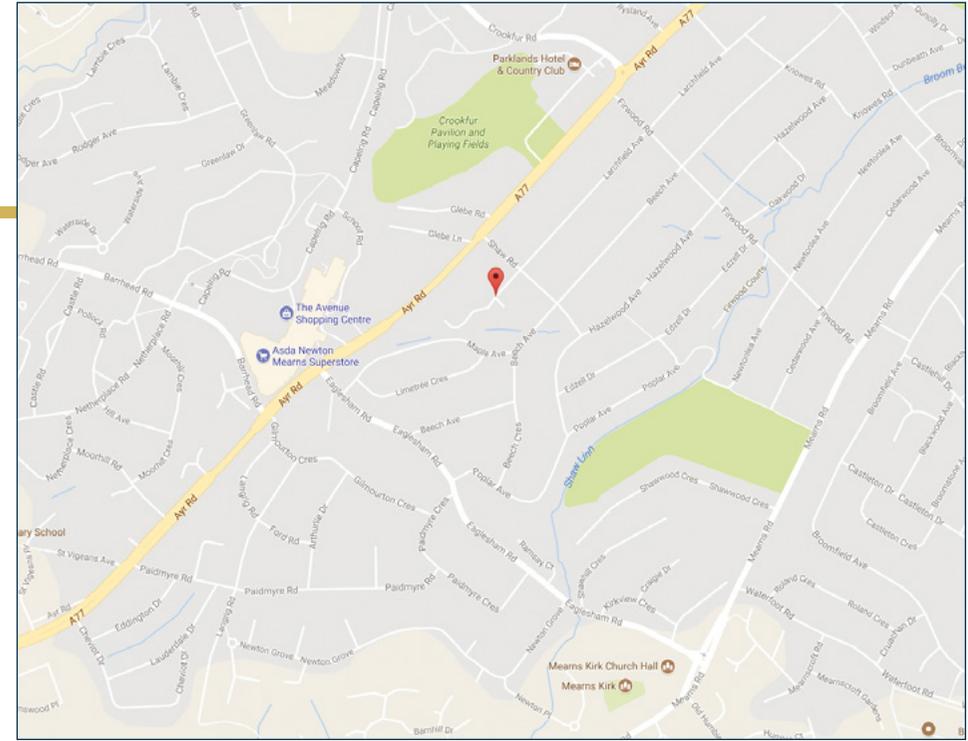
### Apt 6 Larchfield Court, Newton Mearns G77 5PL

Approximate gross internal area 1,206 sq ft - 112 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
 Produced by Potterplans Ltd. 2017

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.



#### 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  
 Council Tax Band: G

#### Fixtures and Fittings

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

#### Energy Efficiency Rating

Band D

#### Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

#### Local Authority

East Renfrewshire Council  
 Council headquarters  
 Eastwood Park, Rouken Glen Road  
 Giffnock, G46 6UG  
 Tel: (0141) 577 3000

#### Property Reference 1639

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

