



Apt 1, 2 Barcapel Avenue, Newton Mearns

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Situation

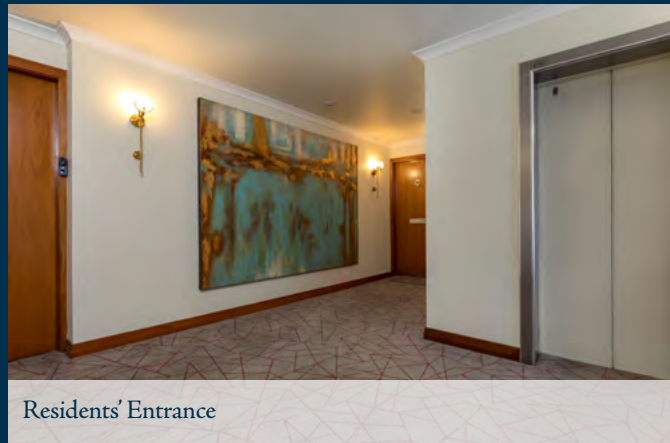
Barcapel Avenue is a locally admired and highly sought after development, situated in one of Newton Mearns' finest addresses. Quietly positioned and accessed by tree line driveway yet only a short distance to Mearns Cross, The Avenue Shopping Centre and Greenlaw Village Retail Park.

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 20-30 minute journey times to both Glasgow and Prestwick international airports respectively. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast. Patterson Train Station is a short walk away.

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 Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn Shopping Centre is only a short drive from the property.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs & Giffnock Tennis Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary school, is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.



Residents' Entrance



Residents' Entrance



















Description

Quietly positioned and accessed by tree line driveway, this particularly spacious ground floor three bedroom apartment is situated within the exclusive and private Barcapel residential development, enjoying aspects over the extensive resident's garden grounds and surrounding countryside towards Whitecraigs Golf Course, only a short distance to Patterson Train Station, The Avenue Shopping Centre and Greenlaw Village Retail Park.

One of the most spacious apartments we have recently seen in the area, carefully maintained by the current owner. The accommodation extends to around 1624 Sqft (151 Sqm) and offers flexible accommodation comprising:

Secure controlled entry leads to a well-kept, recently refurbished communal entrance foyer with elevator access to all levels.

Entrance vestibule with storage. An impressive reception hallway allows access to all other apartments. A spacious sitting room with patio doors opening to a sit out southerly facing private terrace affording lovely views over the resident's gardens and towards Whitecraigs Golf Course. Open plan arrangement to dining room. Dining kitchen with a full complement of wall mounted and floor standing units and complementary worktops. Generous principal bedroom with fitted wardrobes and ensuite shower room. Second double bedroom with fitted wardrobes. Bedroom three /TV room overlooking the resident's gardens. Bathroom with corner bath and separate shower enclosure. A useful storeroom/study completes the overall accommodation.

The property is complimented by a video entry system, gas central heating, double glazing and well-kept extensive resident's gardens, extending to approximately 1.5 acres. The Barcapel Residents Association also benefit from the ownership of around 11 acres or thereby of woodland and amenity grounds affording leisurely walks.

There is a single car garage and a half share of a double carport, in addition to residents and visitor parking.





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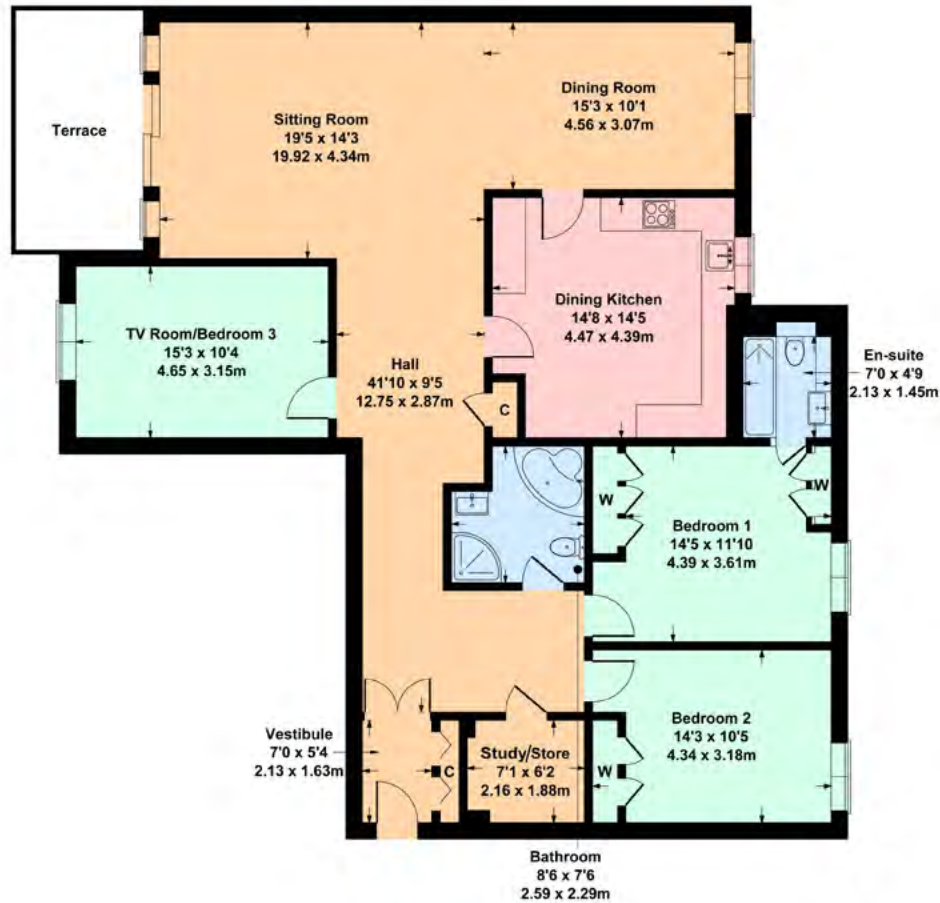


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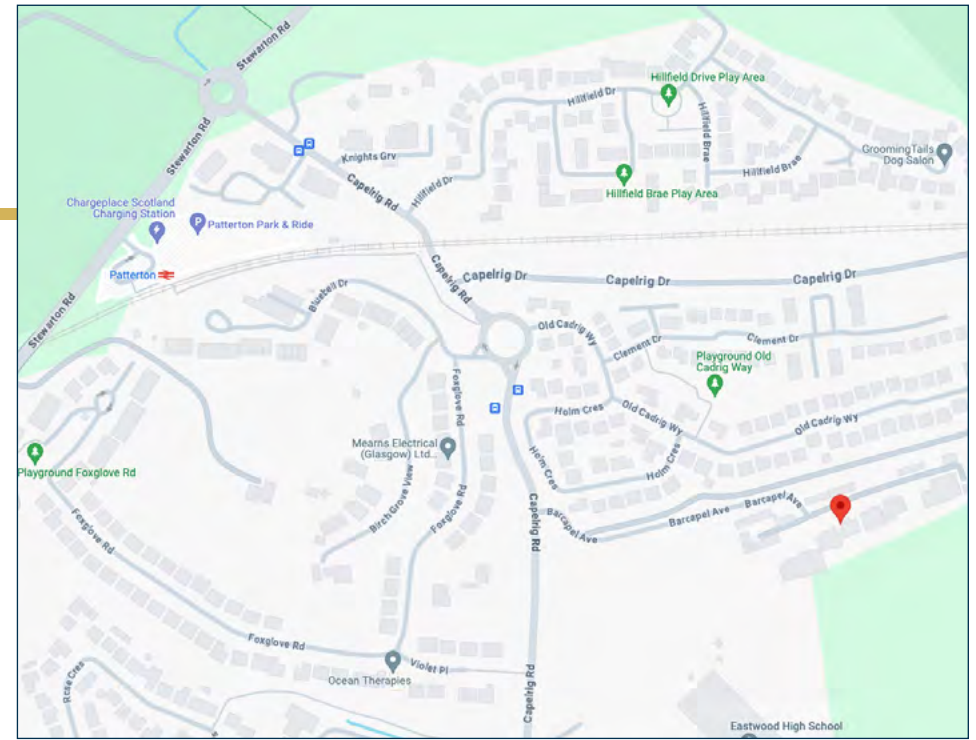
Approximate gross internal area 1624 sq ft - 151 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting 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. 2024

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

Eastwood Park

Rouken Glen Road

Giffnock G46 6UG

Tel: (0141) 577 3000

Property Reference 3058

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