



29 Mearnsview Court, 2 Broomburn Drive, Newton Mearns

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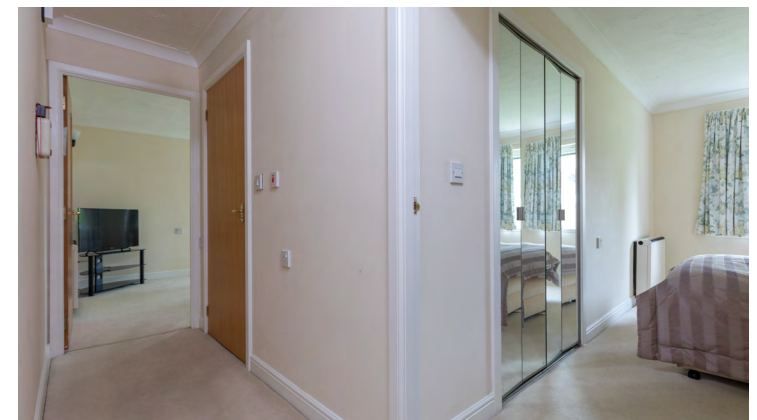
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### Situation

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. Mearnsview Court is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and in particular local shops at the Broom.

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











## Description

A well presented second floor retirement flat, set within this popular and most convenient McCarthy Stone development, just a short walk from public transport, local shops and health surgeries.

The accommodation comprises:

Entrance foyer, which is particularly impressive with beautifully maintained residents' lounge and caretaker's office. Bright and spacious sitting/dining room. Separate kitchen with a range of wall mounted and floor standing units. Double bedroom with fitted wardrobes. Shower room with three piece suite.

The property is further complemented by double glazing, upgraded electric heating, secure entry system, beautifully maintained landscaped communal garden grounds and private resident's parking facilities. There is a house manager service and pull cords throughout the apartment.



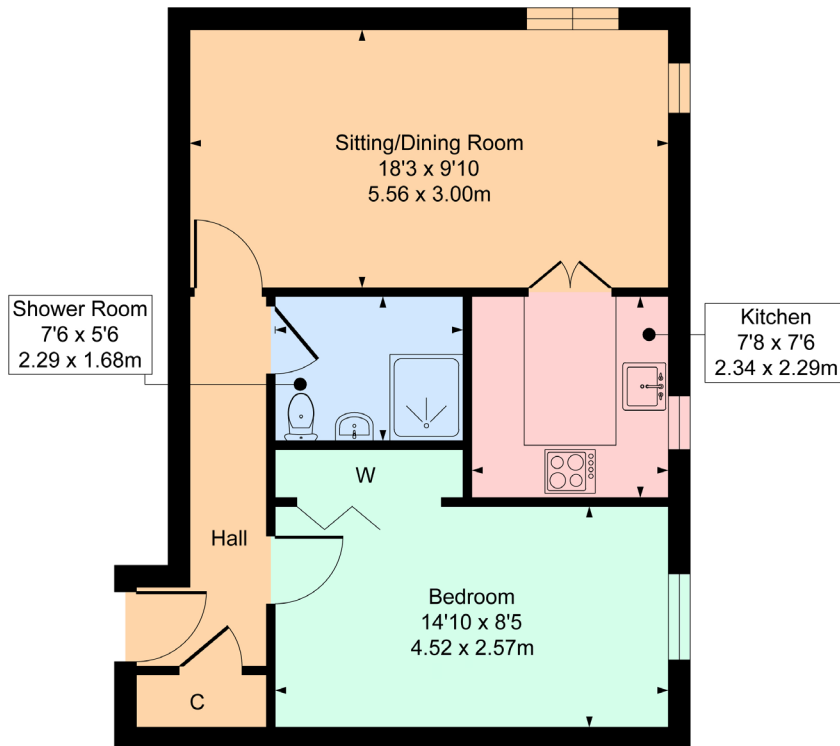


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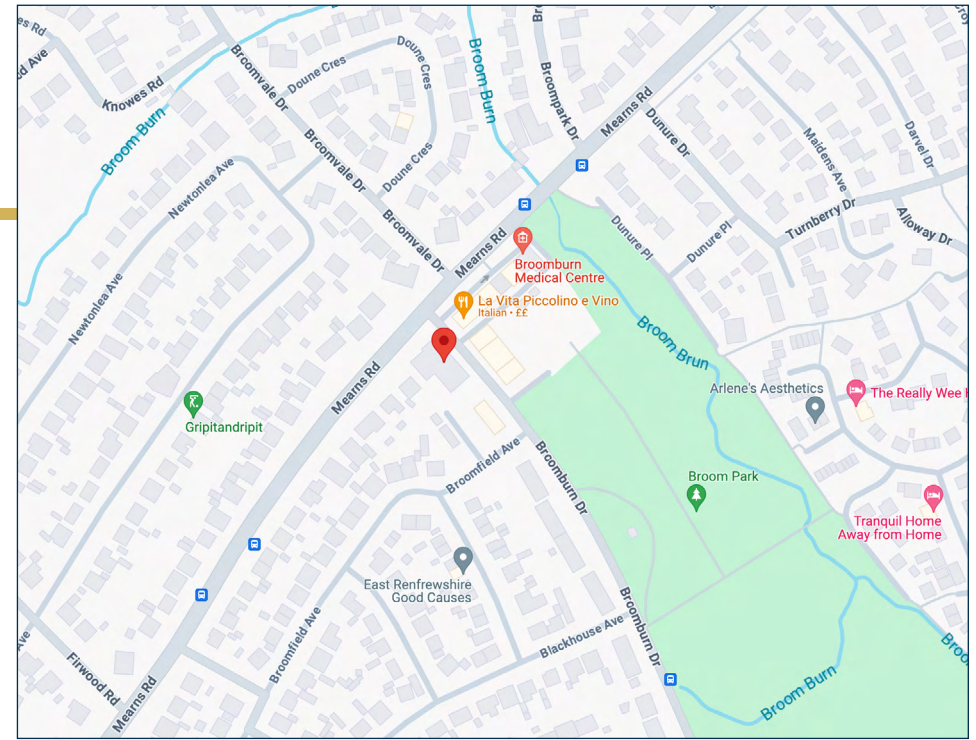
Approximate gross internal area 496 sq ft - 46.07 sq m



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  
Band D

Fixtures and Fittings

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

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water and electricity. Electric heating.

Local Authority

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

Property Reference 3149

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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