



Apt B/1, 9 Traquair Gardens, Newton Mearns

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Situation

Traquair Gardens is a small cul de sac, positioned just off Hunter Drive and is conveniently located for access to 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 Southern 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 Ayrshire coast. Patterson & Whitecraigs Train Stations are within a short drive 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. Only a short distance away is the 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's, Parklands Country Club, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Club, 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 achieving primary and secondary schools, including St. Ninian's High School and Eastwood High School.











Description

Seldom available and well presented three bedroom lower ground floor apartment, set within this established and popular modern development by MacTaggart & Mickel, located within sought after pocket of Newton Mearns, well placed for amenities within the surrounding district, transport links and popular East Renfrewshire Schools.

The accommodation provides a flexible layout, extending to around 997 Sqft (92.62 Sqm) and comprises:

Secure controlled entry leads to a well-kept and illuminated communal carpeted communal entrance with access to all levels. Staircase to lower ground floor and residents' gardens.

A welcoming and spacious reception hall with good storage, allowing access to all other apartments. Bright and generously portioned sitting room with views over resident's gardens. Well appointed integrated kitchen with a full complement of wall mounted and floor standing units and complementary worktops. Principal bedroom with fitted wardrobes and attractive en suite shower room. Bedroom two with fitted wardrobes. Bedroom three/ dining room with wardrobe space. An attractive bathroom with three piece white suite completes the accommodation.

The property is further complimented by gas central heating, double glazing and is protected by a security alarm system. Residents and visitors parking, Well-kept and landscaped communal gardens surround Traquair Gardens with a designated child play area a short distance away.





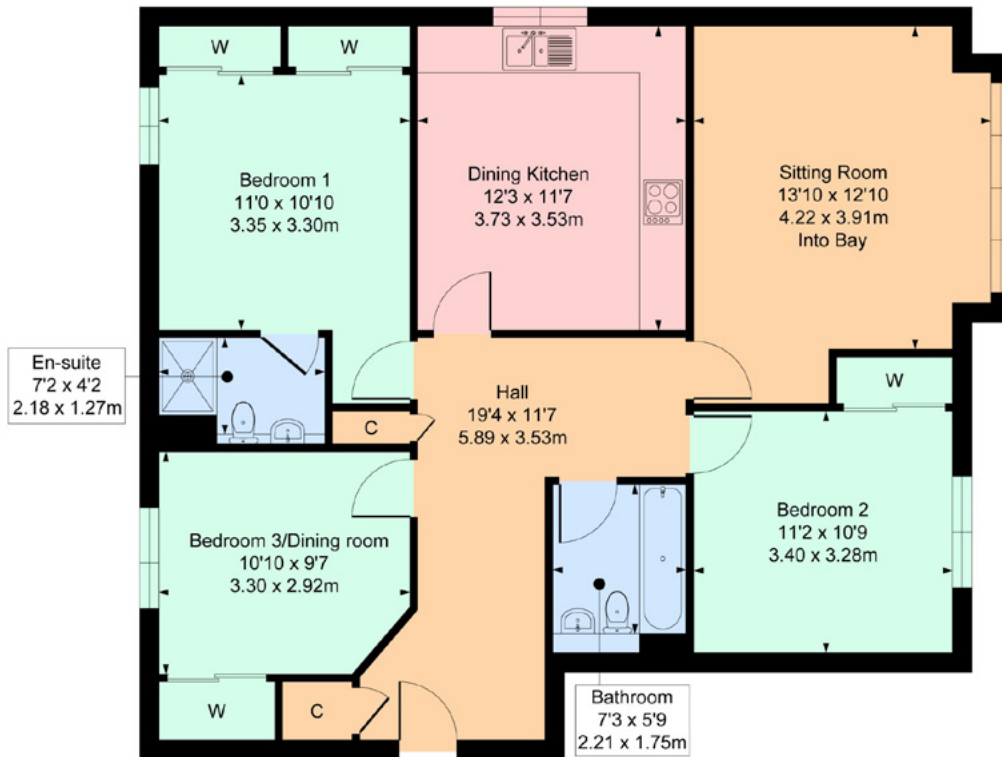


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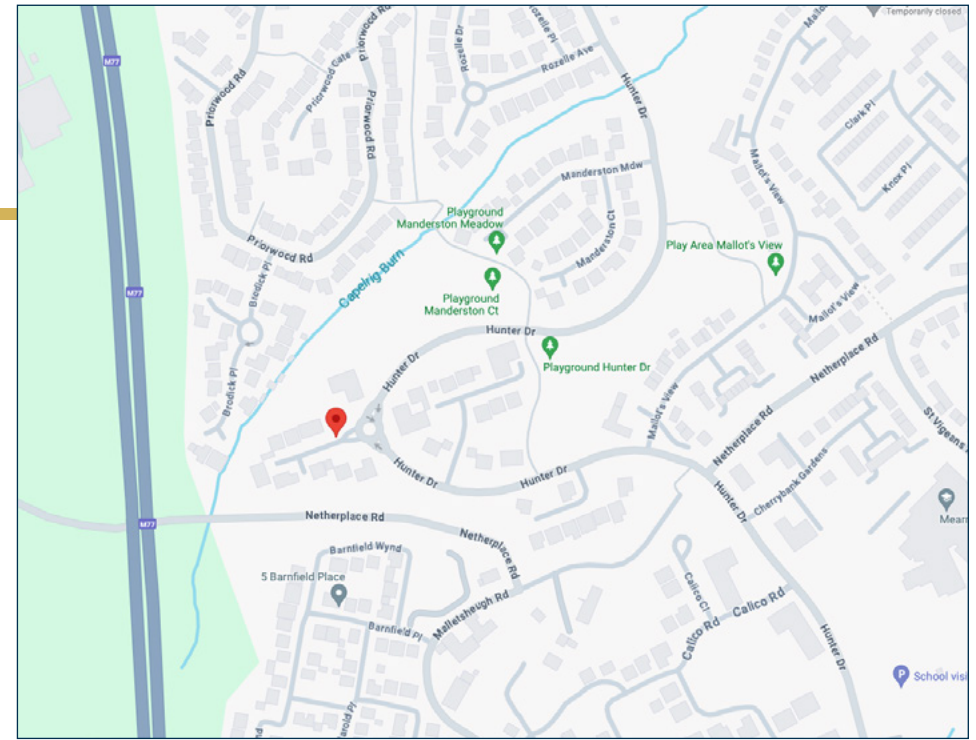
Approximate gross internal area= 997 sq ft - 92.62 sq m



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.

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 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 3164

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