



Apt 0/1, 38 Fruin Court, Fruin Avenue, Newton Mearns

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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 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 beautiful Ayrshire coast. Patterton Train Station is a short distance away.

Fruin Court is conveniently located for access to local shops on Harvie Avenue, The Avenue Shopping Centre, Greenlaw Village 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.

A wide range of sports and recreational facilities can be found locally to include Parklands Country Club, David Lloyd Rouken Glen as well as Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, this property sits within the catchment areas for the highly reputable Primary and Secondary schools, including Eastwood and St Ninians High Schools.









Description

Seldom available, a bright and spacious three bedroom ground floor apartment enjoying views over the residents gardens, situated within this popular development close to local amenities and Patterton Train Station.

The accommodation comprises:

Well kept communal entrance and stair access to all levels. Welcoming reception hallway with good storage. A spacious dual aspect sitting room. Open plan to dining room. Kitchen with a range of wall mounted and floor standing units and two storage cupboards. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Bedroom three/ TV room with wardrobes. A bathroom and separate shower room complete the accommodation.

The property is further complemented by gas central heating and is mostly double glazed. In addition, there is a private lock up garage and extensive resident's and visitor parking.









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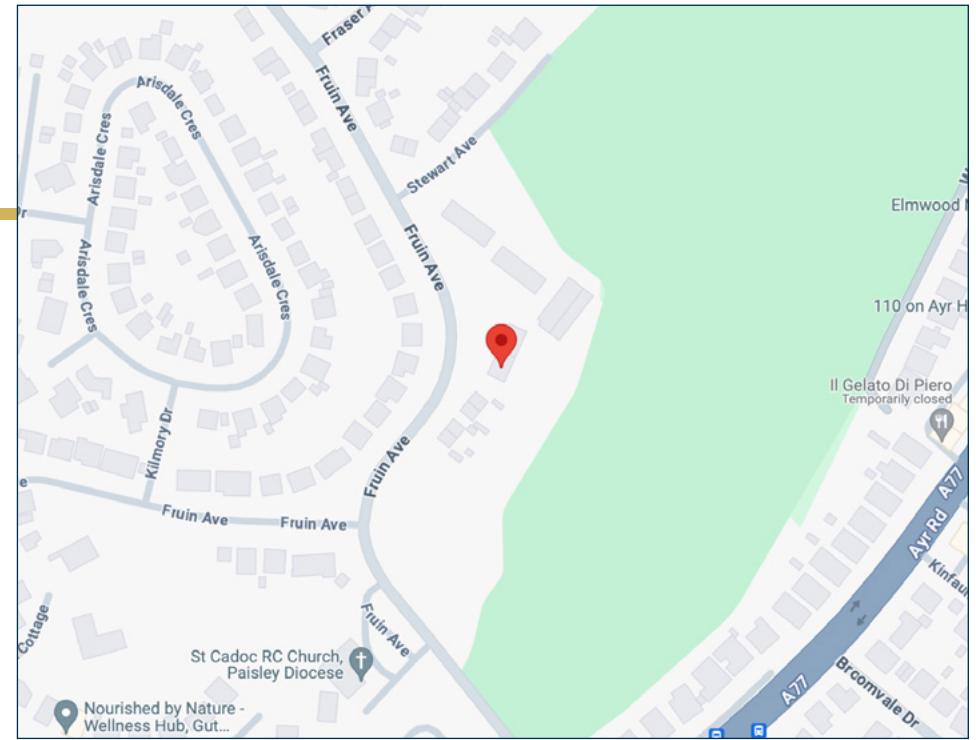
Approximate gross internal area 1344 sq ft - 124.86 sq m



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 E

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 and drainage. Gas central heating.

Local Authority

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

Property Reference 3187

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