



Apartment 2/1 2 Dervaig Wynd, Maidenhill

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



Nicol Estate Agents





## Nicol Estate Agents

### Situation

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 Newton Mearns, Glasgow, East Kilbride and the beautiful Ayrshire coast.

Maidenhill has an hourly bus service to Mearns Cross, Westacres Road, Stewarton Road, Patterton Railway Station, Rouken Glen Park, Eastwood Toll and Whitecraigs Rail Station.

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks, library, restaurants, boutique shops and a range of supermarkets. Only a short distance away The Avenue Shopping Centre. The Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants and Silverburn Shopping Centre are only a short drive from the property.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs and Whitecraigs Tennis Club as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.

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











## Description

A beautifully presented two bedroom second floor apartment, located within the popular Maidenhill development, close to local amenities and bus links.

A well maintained and virtually brand new apartment, built by Cala Homes in 2023.

The accommodation comprises:

Communal entrance hallway with staircase and elevator access to all levels.

Welcoming reception hall with ample storage and utility cupboard. Bright and spacious sitting/dining room with French doors leading to a private balcony. The sitting/dining room is on an open plan arrangement to the kitchen. Well appointed breakfasting kitchen fitted with a range of wall mounted and floor standing units, complementary worktop surfaces, integrated appliances and breakfasting bar. Bedroom one with fitted wardrobes and an attractive ensuite shower room. Bedroom two is double sized and has fitted wardrobes. A bathroom with three piece suite, completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well tended communal residents gardens.

Residents' and visitors parking is provided.

For added peace of mind, the property benefits from the balance of the NHBC





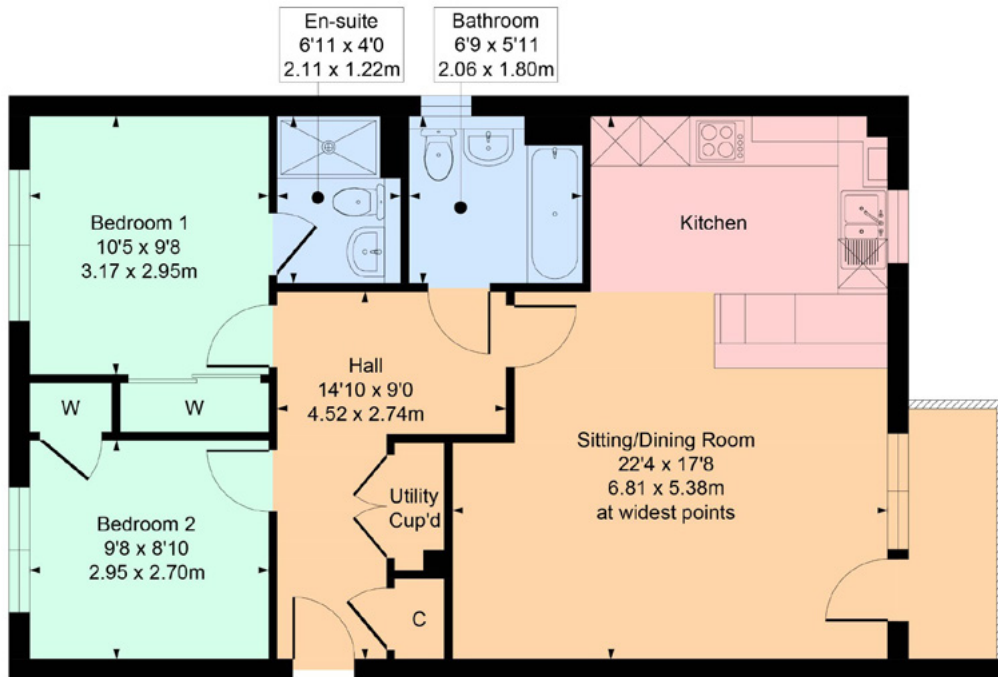
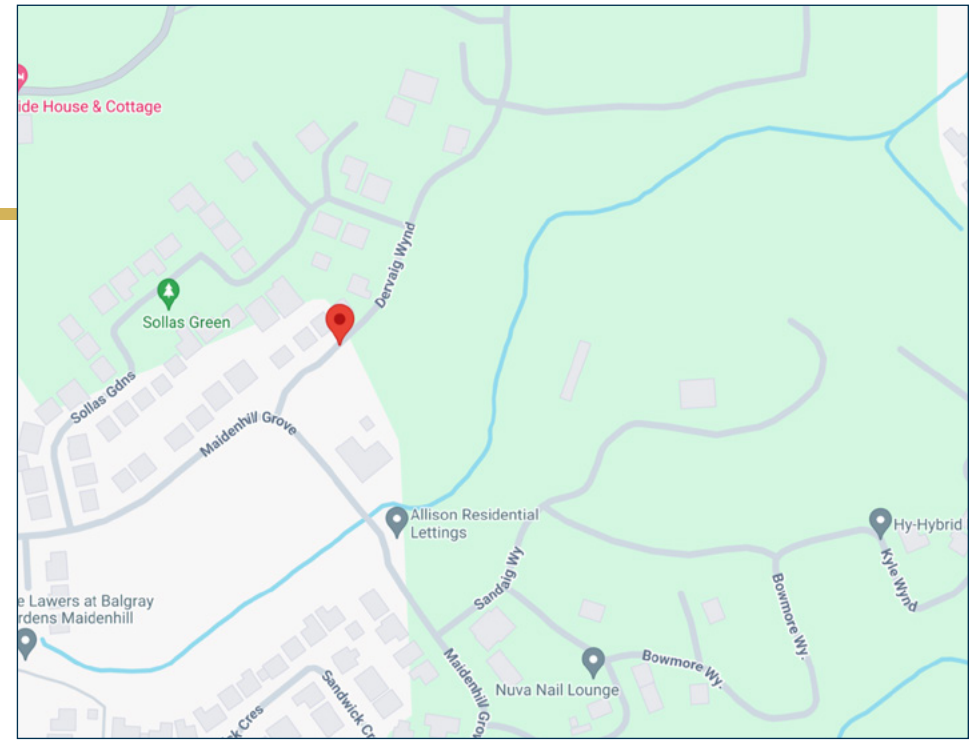


Nicol Estate Agents



## Apartment 2/1 2 Dervaig Wynd, Maidenhill, Newton Mearns G77 5XE

Approximate gross internal area = 760 sq ft - 70.60 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 ?

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

### Property Reference 3190

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

