



16 Cherrybank Gardens, Newton Mearns

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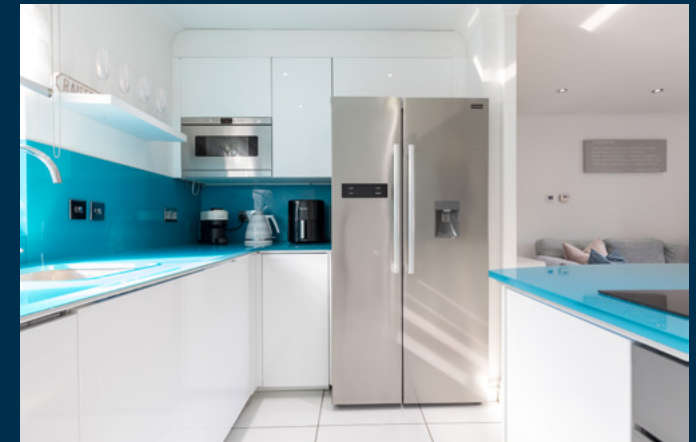
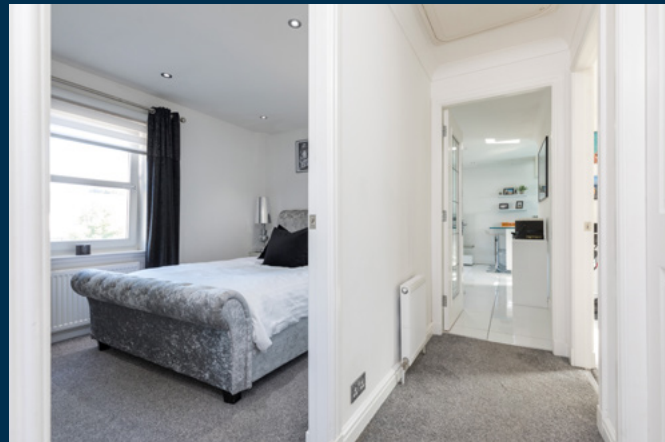
## Situation

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 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.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Cherrybank Gardens is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park.

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











## Description

A beautifully presented upper two bedroom apartment situated in a quiet and popular cul-de-sac, within walking distance of the Avenue shopping centre. Well appointed and light accommodation, comprising:

A welcoming reception hallway with good storage. Bright sitting room on an open plan arrangement to the kitchen. Well appointed kitchen with a full complement of wall mounted and floor standing units and complementary worktops. Bedroom one with fitted wardrobes. Bedroom two. An attractive shower room with three piece white suite.

The property is further complemented by gas central heating, double glazing throughout and underfloor heating to the sitting room and kitchen areas. Large storage space is provided by the partially floored loft which runs the full length of the property and provides a potential development opportunity subject to planning permission.

Designated parking space leading to a single garage with additional residents and visitors parking. Well-kept and landscaped communal gardens surround Cherrybank Gardens with a designated child play area a short distance away.



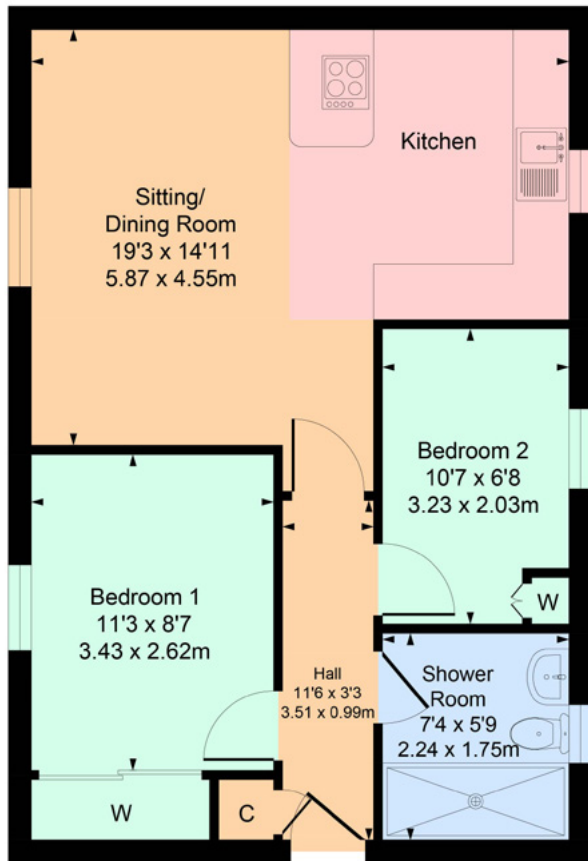


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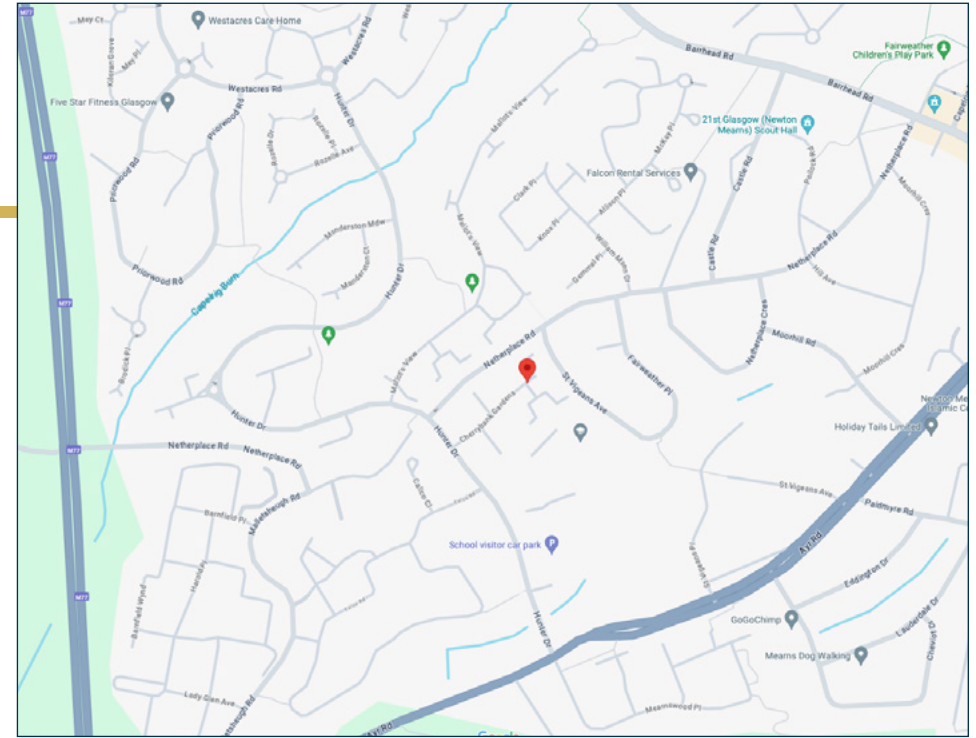
Approximate gross internal area 560 sq ft - 52.02 sq m



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 C

### 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, 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

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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