



8 Kirkview Crescent, Newton Mearns

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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 Glasgow, East Kilbride and the beautiful Ayrshire coast.

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 new Mearnskirk Coop, The Avenue Shopping Centre and local shops at the Broom. Only a short drive away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants and Silverburn Shopping Centre.

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 areas for the highly reputable Primary and Secondary schools, including Eastwood and St Ninians High Schools.

















## Description

Seldom available, a bright and spacious two bedroom main door ground floor apartment with a private southerly facing terrace and two parking spaces, set within this popular modern development, close to local amenities, transport links and The Avenue Shopping Centre.

Internally this apartment has been upgraded and well maintained by the present owner and extends to around 1097 Sqft (102 Sqm) with around 385 Sqft (36Sqm) of terrace space.

The flexible and stylish accommodation comprises:

Private main door access. An entrance vestibule with storage, opens to a welcoming reception hallway. Bright and spacious combined open plan sitting/dining room/kitchen with Bi-Fold doors opening to a private, enclosed, southerly facing terrace. Space for dining table and chairs. Open plan arrangement to a well appointed kitchen with integrated appliances. Walk in kitchen store. Generous principal bedroom with Jackton Moor fitted wardrobes and an attractive ensuite bathroom with a separate walk in shower and Karndean flooring. Bedroom two, again a double bedroom, also has fitted wardrobes from Jackton Moor. The utility cupboard providing space for washing machine and tumble dryer and the shower room with Karndean floor completes the overall accommodation.

The property is further complemented by gas central heating, double glazing and an alarm system. Two allocated parking spaces per apartment.

A particular feature of this main door apartment is the private and generous southern facing terrace. In addition, there are well kept landscaped resident's gardens with bin stores.

For added peace of mind, the property benefits from the balance of the Premier Guarantee, with approximately 8 years warrantee remaining.





















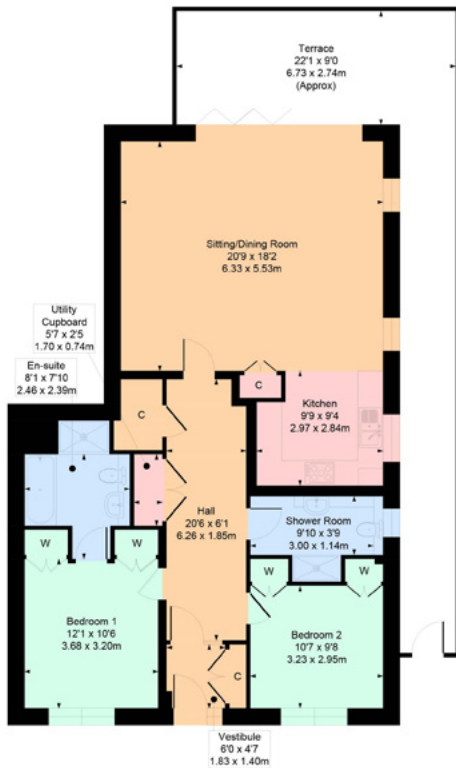


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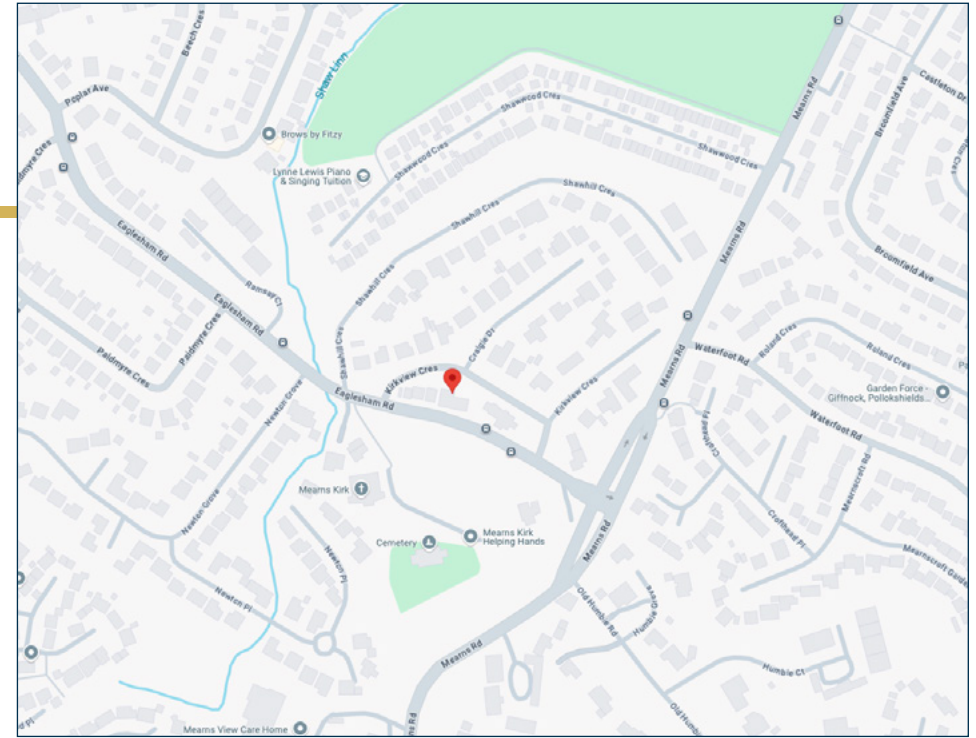
Approximate gross internal area  
Apartment = 1097 sq ft - 101.91 sq m  
Terrace = 384 sq ft - 35.67 sq m  
Total = 1481 sq ft - 137.58 sq m



### 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 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

### Property Reference 3258

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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