



20 Mearnsview Court, 2 Broomburn Drive, Newton Mearns

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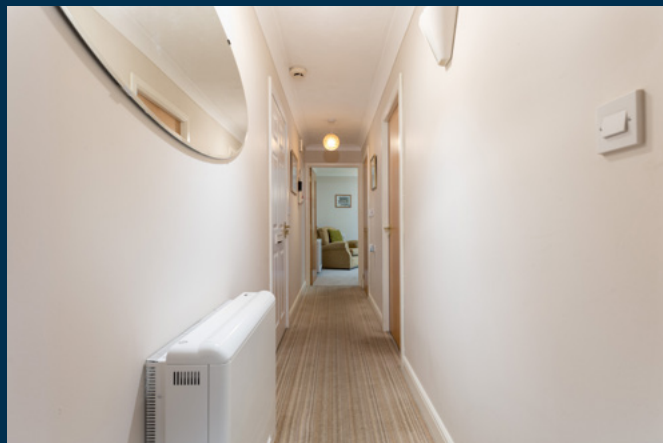
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Situation

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 beautiful Ayrshire coast.

Newton Mearns is acknowledged for the high standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Broomburn Drive is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and is within walking distance to the local shops, restaurants and healthcare facilities on Mearns Road and Broom Park.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and Whitecraigs tennis club. 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.













Description

Seldom available, a well presented two bedroom first floor retirement flat, set within this popular McCarthy Stone development, just a short walk from public transport, local shops and health surgeries.

The accommodation comprises:

Entrance foyer, with nicely maintained resident's lounge. Reception hall with large storage cupboard. Bright and spacious sitting/dining room with feature fireplace. Separate kitchen with a range of wall mounted and floor standing units, electric hob and oven, under counter fridge and freezer. Two double bedrooms, one benefitting from fitted wardrobes and both with separate free standing wardrobes offering ample storage. The shower room with three piece suite completes the accommodation.

The property is further complemented by double glazing, upgraded electric heating, well maintained landscaped communal garden grounds and private resident's parking facilities. There is a secure entry system and pull cord alarm system throughout the apartment.



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Residents' Lounge

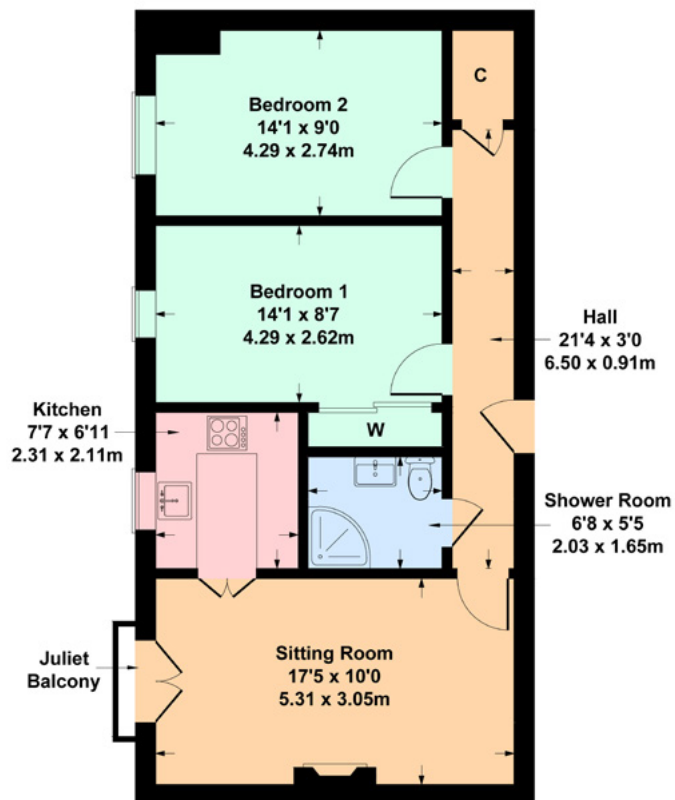


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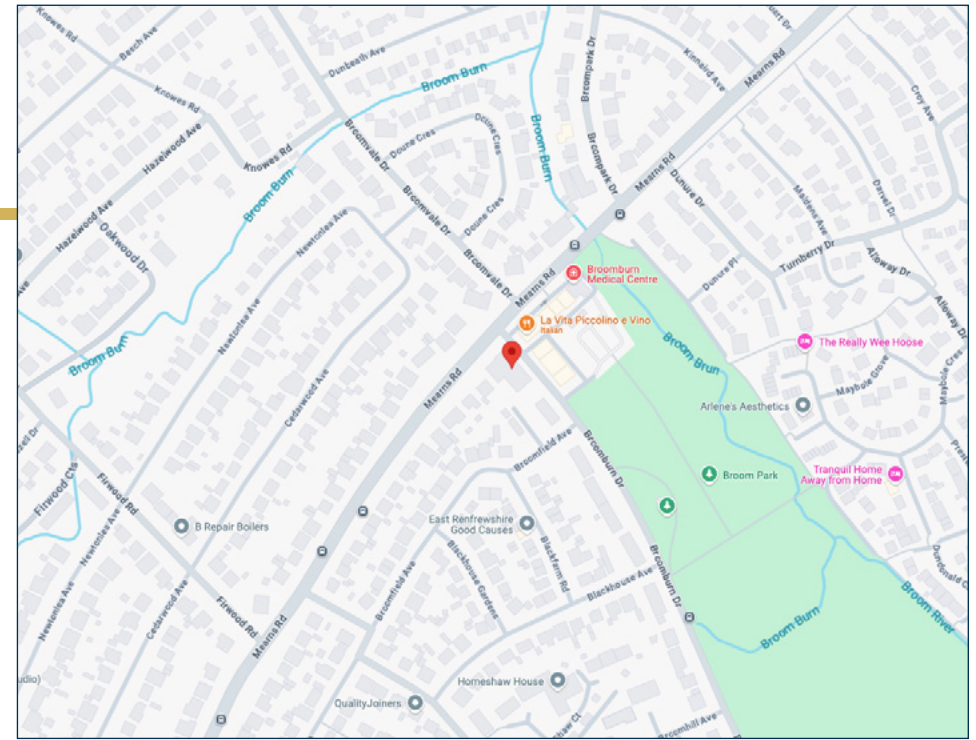
Approximate gross internal area 639 sq ft - 59 sq m



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 E

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 and electricity. Electric central heating.

Local Authority

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

Property Reference 3311

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