



Apt 12B Netherton Court, Newton Mearns

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Situation

Newton Mearns and the neighbouring suburbs of Whitecraigs and Giffnock are acknowledged for their 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. Netherton Court is conveniently located for access to The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. Whitecraigs Train Station is within a short distance away.

This popular and leafy suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, 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. 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 catchments area for the highly reputable Primary and Secondary schools.







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Property Description

Seldom available, a bright and spacious three bedroom top floor apartment set within this popular development, overlooking Whitecraigs Golf Course, close to local amenities and Whitecraigs Train Station.

This apartment requires upgrading and extends to around 1,245 Sqft (115 Sqm) and affords generous and flexible accommodation comprising:

Well-kept and illuminated communal entrance with stair access and lift access. Welcoming reception hallway with good storage. Bright and spacious sitting room/ dining room overlooking Whitecraigs Golf Course. Kitchen fitted with a full complement of wall mounted and floor standing units. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Bedroom three/dining room enjoys views over the fairways of Whitecraigs Golf Club. All three bedrooms are double bedrooms. Cloakroom with storage. The bathroom completes the internal accommodation.

Netherton Court is set amidst well kept resident's gardens.

The property is further complemented by gas central heating and double glazing, resident's parking and single garage.

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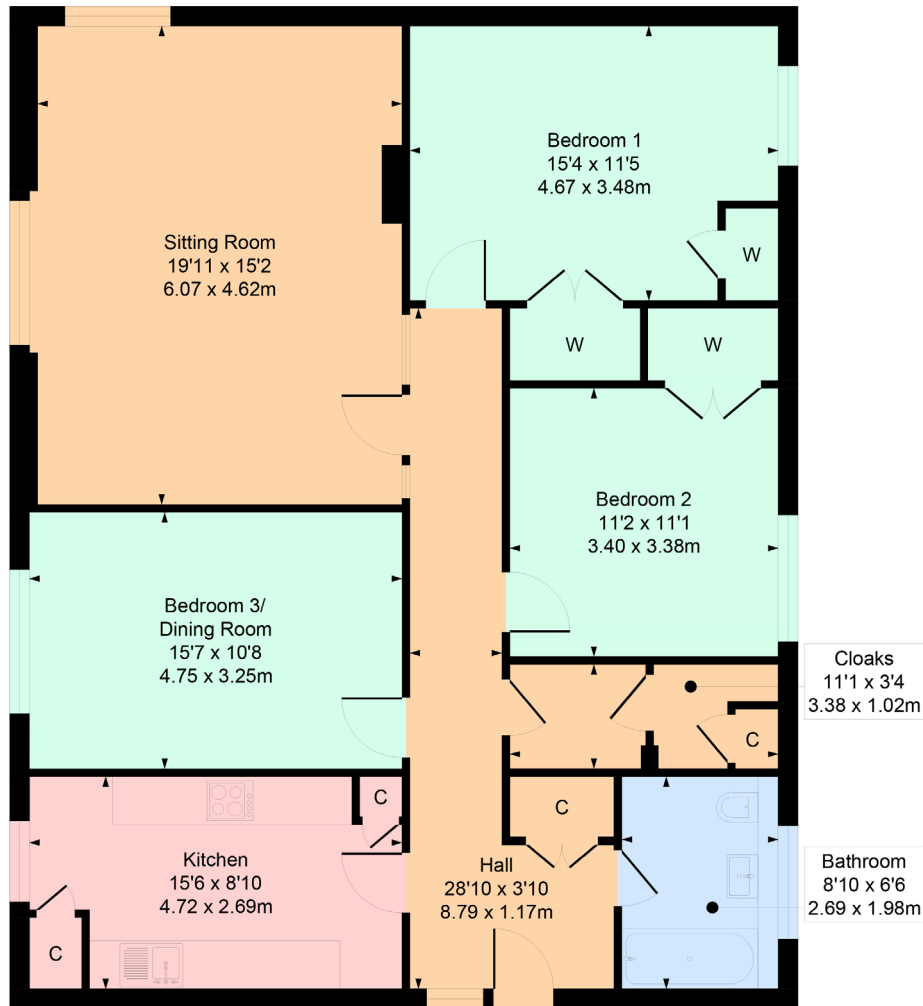






12B Netherton Courts, Newton Mearns

Approximate Gross Internal Area = 1245 sq ft - 115.66 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.



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band E

Fixtures & Fittings

Only items specifically mentioned in the sale
particulars are included in the sale price.

Energy Efficiency Rating

Band E

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

3308