



**Apt 2/1, 2 Calico Close, Stewart Gardens, Newton Mearns, G77 6GX**

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## Situation

A hugely popular suburb, Newton Mearns is a welcoming, family friendly town, with a fantastic, lively and inclusive community. If you choose to live in Newton Mearns, you will have access to some of Scotland's highest attaining primary and secondary schools, Eastwood High School and St. Ninian's High School.

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.

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 Avenue Shopping Centre and Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby 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.









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## Property Description

A fabulous and particularly spacious three bedroom duplex apartment, with a south facing balcony and two allocated parking spaces, commanding far reaching views towards Glasgow's City Centre and Campsie Hills beyond, built by MacTaggart & Mickel in 2023, located close to The Avenue and popular East Renfrewshire Schooling.

Set within well tended landscaped residents' grounds, this particular apartment occupies a favoured position within Stewart Gardens, enjoying Southerly and Northerly aspects.

This virtually brand new apartment has been upgraded and well maintained by the present owner and enjoys all the benefits of a new build home. This duplex apartment extends to around 1676 Sqft (156 Sqm) and offers flexible accommodation formed over two levels and comprises:

Secure controlled entry leads to a well-kept and illuminated communal entrance foyer with elevator access to all levels.

**Second Floor:** Welcoming reception with window, good storage and staircase to upper level. Bright and well presented sitting room with feature media wall incorporating a fireplace and southerly facing balcony with outlook over the development and countryside beyond. Well appointed kitchen with a full complement of wall mounted and floor standing units, integrated appliances and complementary Silestone worktop surfaces. Generous principal bedroom with dressing area, fitted wardrobes, and attractively fitted ensuite/ bathroom with separate walk in shower.

**Third Floor:** A bright and spacious galleried landing proving useful home office/additional reception space and features a Velux Cabrio window systems, which open to form a covered style balcony, commanding City Centre aspects.

Bedroom two is spacious, benefits from fitted wardrobes and enjoys views over the surrounding area and towards Glasgow City Centre. Bedroom three, again is generous and overlooks the front of the property. Both bedrooms feature Velux Cabrio window systems, which open to form a covered style balcony affording great views from their elevated positions. A shower room completes the accommodation.

The property is further complemented by video entry system, gas central heating via an air source heat pump with a gas boiler and double glazing.

Two allocated parking spaces.

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



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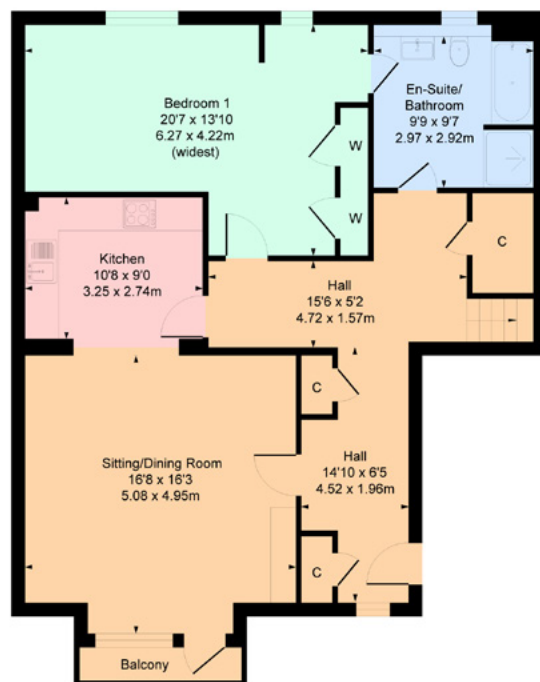




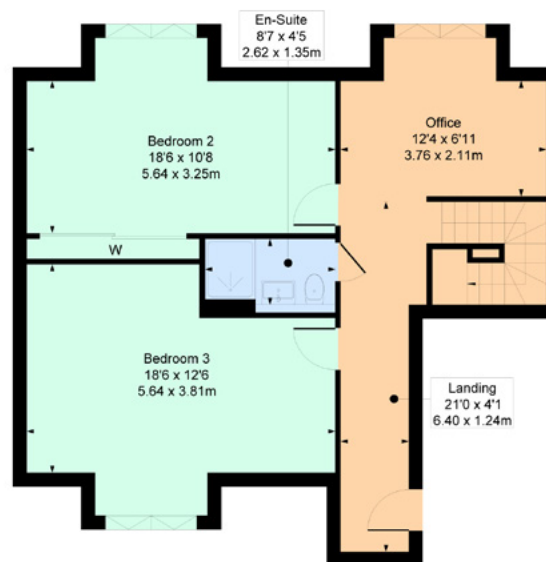


## Apt 2/1, 2 Calico Close, Newton Mearns

Approximate Gross Internal Area 1676 sq ft - 155.70 sq m



Second Floor



Third Floor

**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 G

### Fixtures & 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

3341

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