



3 D The Dell, Newton Mearns, G77 5RF.

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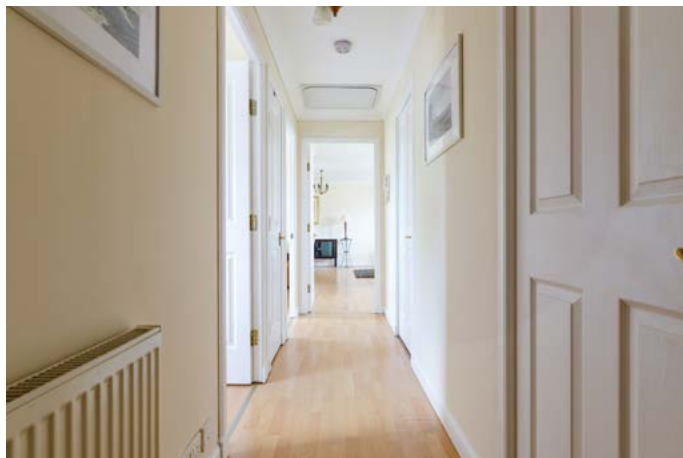
Situation

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, including Kirkhill Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

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 Coop on Broom Road East, The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro, Broomburn Park and local shops at the Broom.

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. 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 well presented two bedroom first floor flat, set within this established and popular modern development by MacTaggart & Mickel, positioned within sought after pocket of Newton Mearns, well placed for amenities within the surrounding district, close to Kirkhill Primary and Mearns Castle High Schools.

The complete accommodation comprises:

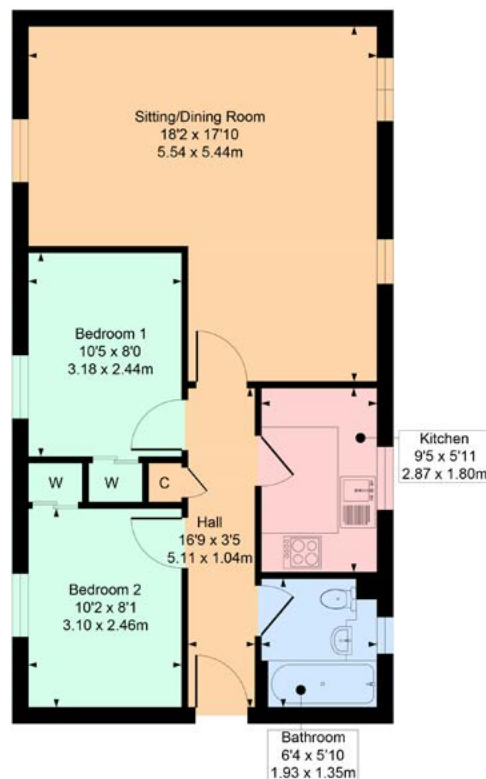
Staircase leads to the first floor. A welcoming reception hallway. Bright and generously proportioned sitting/dining room overlooking the front and rear of the property. Kitchen with a full complement of wall mounted and floor standing units, complementary worktops. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes Bathroom room with three piece white suite completes the accommodation.

The property is further complemented by gas central heating and double glazing. Ample residents and visitors parking provided. Well-kept and landscaped communal gardens surround The Dell.



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Approximate Gross Internal Area = 637 sq ft - 59.17 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 D

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

3350

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