



**23C Buchanan Drive, Newton Mearns, G77 6QX**

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## Situation

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

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. Only a short walk away are the local shops and Co-op on Harvie Avenue and the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Patterson Train Station is a short distance from the property.

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













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## Property Description

A well presented larger style two bedroom second floor flat, built by Dickie, situated within this popular development with attractively landscaped resident's gardens, close to local amenities and Patterton Train Station.

This particularly spacious flat affords well appointed flexible accommodation, with a tree lined outlook.

At present, the accommodation comprises:

Controlled door entry security system leads to a well-kept and illuminated communal entrance and stair access to all levels. Welcoming reception hallway with storage. A bright and spacious sitting room/dining room with two separate window formations overlooking the front of the property and communal gardens. Kitchen with a full complement of wall mounted and floor standing units. Bedroom one with fitted wardrobes, enjoys a leafy outlook to the rear. Bedroom two, again a double bedroom, overlooks the front of the property. The bathroom with three piece suite completes the accommodation.

The property is further complemented by electric heating and double glazing.

This property benefits from a single garage with electric door and has internal power and lighting with a floored attic for storage. There is also an additional parking space in front of the garage. Additional residents parking provided.



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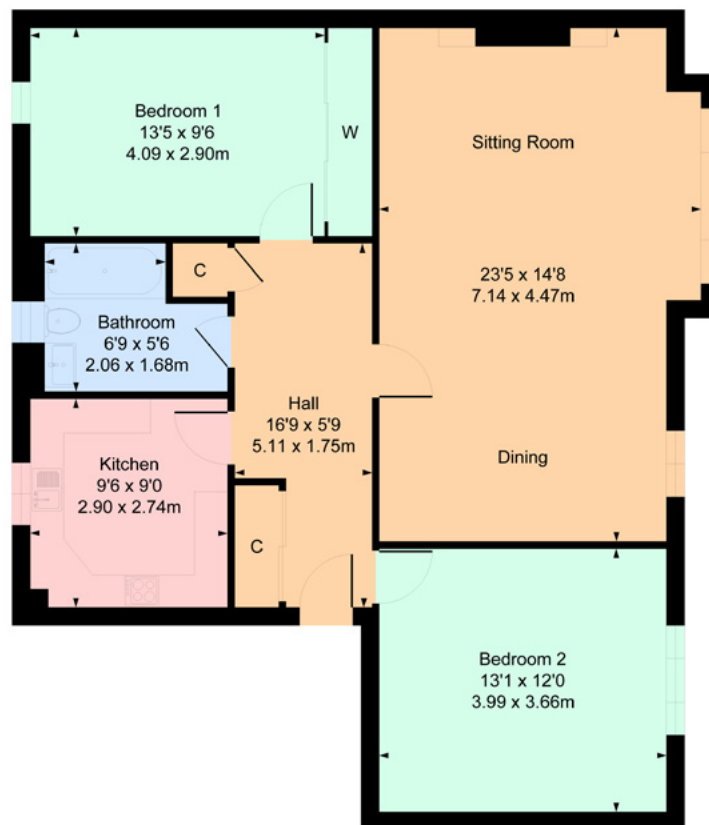






## 23C Buchanan Drive, Newton Mearns

Approximate Gross Internal Area 903 sq ft - 83.89 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 D

### 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

3361

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