



Apt 28 Greenwood Grove West, Stewarton Road, Newton Mearns G77 6ZF

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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. Patterson Train Station is a short walk away.

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 is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn Shopping Centre is only a short drive from the property

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and 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 well presented and well maintained two bedroom triple aspect second floor retirement flat, set within this popular and convenient modern McCarthy & Stone development, located just only a short walk away from public transport links and local amenities at Greenlaw Village.

Greenwood Grove was built by McCarthy & Stone in 2018 for retirement living. The development consists of 68 one and two-bedroom retirement apartments for the over 60s with a house manager service.

When entering the apartment block, the entrance foyer offers residents' a range of social areas, including a beautifully presented residents' lounge. There is elevator access to all floors and all apartments are accessed via broad well-kept and illuminated hallways.

The apartment affords a reception hall with two large storage cupboards. Bright combined sitting/dining room enjoying southerly facing aspects. Well-appointed kitchen with a range of floor and wall mounted cabinets. Bedroom one, which is particularly spacious with a walk in wardrobe and ensuite shower room. Bedroom two, again a double bedroom. The attractive shower room with three piece suite completes the accommodation.

The property is further complemented by double glazing, secure entry system and well maintained landscaped communal garden grounds.

In addition, there is a guest suite for visiting family members, residents' laundry room and for added peace of mind, the property benefits from the balance of the NHBC Guarantee. The property is maintained by McCarthy & Stone.

Greenwood Grove has an active Resident's Association which organises regular social events, outings and clubs for interested residents.



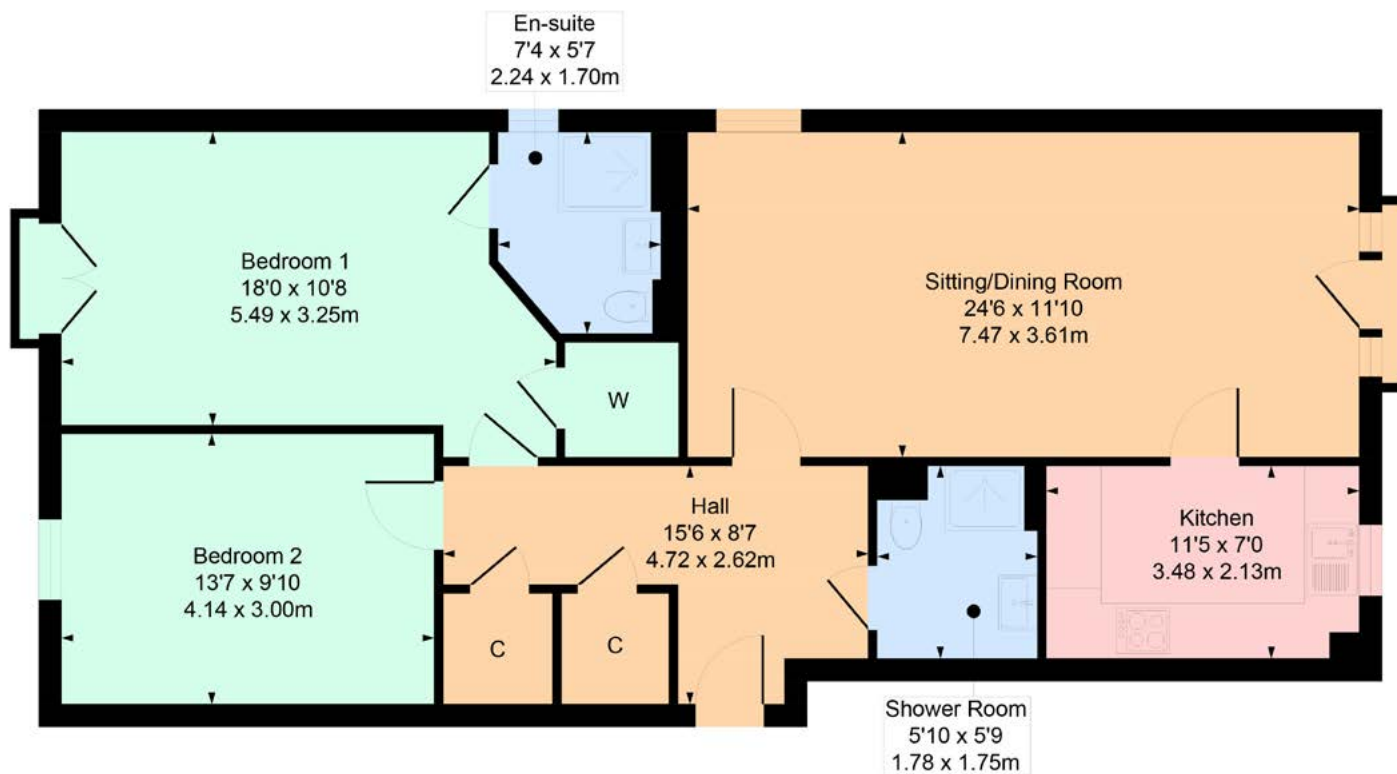
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Approximate Gross Internal Area 951 sq ft - 88.35 sq m



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 F

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 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

3381