



Flat 2/2, 37 Heather Wynd, Newton Mearns G77 6AY

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

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 distance 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. Also, close by, 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, Whitecraigs Tennis and Rugby Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

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 Eastwood High and St. Ninian's High Schools.









Nicol Estate Agents

Property Description

A stunning one bedroom second floor, close to local amenities, Greenlaw Retail Park and Patterson Train Station.

The property has been well maintained by the present owner and comprises:

Well-kept and illuminated communal entrance with stair access to all levels. Welcoming reception hallway with good storage space. Bright and spacious sitting room, with decorative panelling and a media wall. Open plan to the kitchen. The contemporary kitchen is fitted with a range of wall mounted and floor standing units, integrated appliances and complementary worktops. Double bedroom with decorative wall panelling and fitted wardrobes. A beautifully appointed shower room, with wall and floor tiling throughout, completes the accommodation.

The property is further complemented by gas central heating, benefitting from a recently replaced boiler, and double glazing.

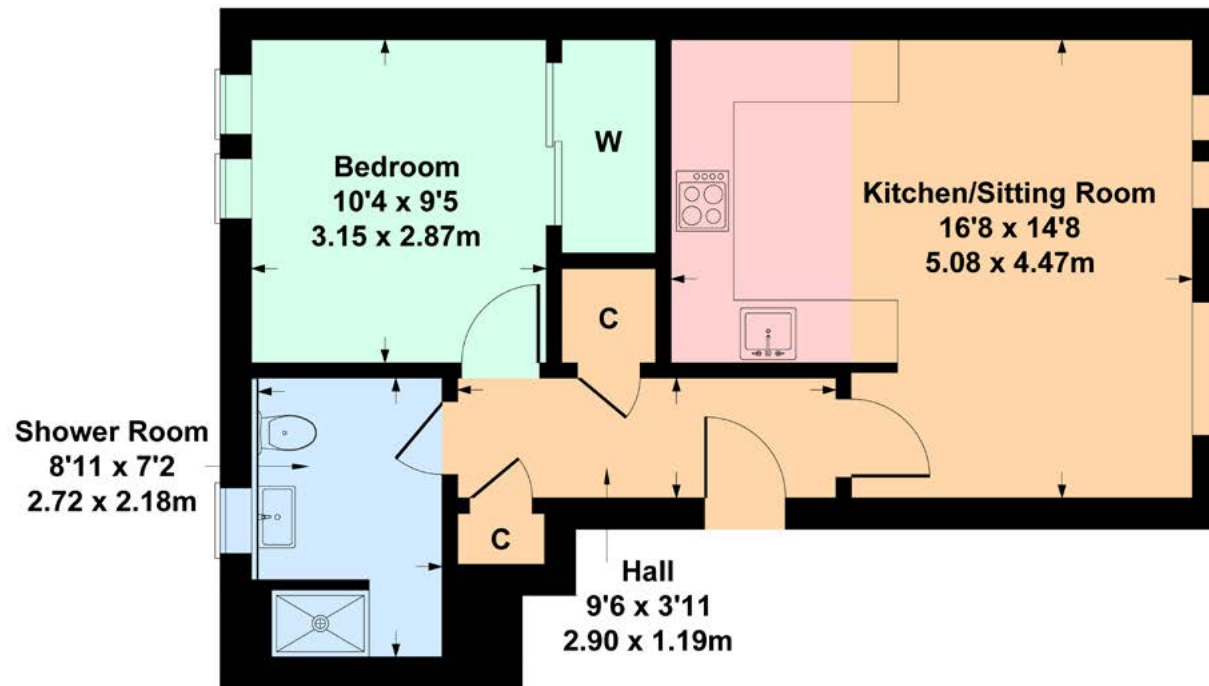
Residents and visitors parking.



www.nicolestateagents.co.uk

Flat 2/2, 37 Heather Wynd, Newton Mearns

Approximate Gross Internal Area
479 sq ft - 45 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.



Nicol Estate Agents

Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band C

Fixtures & Fittings

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

Energy Efficiency Rating

Band B

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

3463