



Apt 2/3, 1 Knights Grove, Capelrig Road, Newton Mearns, G77 6GP.

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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. Knights Grove is only a short walk away to the local shops on Harvie Avenue and the 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 Rouken Glen, Parklands Country Club, Williamwood and Whitecraigs Golf 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

Seldom available, a well presented three bedroom top floor southerly facing apartment with two allocated parking spaces, set within the popular Knights Grove development, by award winning Westpoint Homes, positioned within attractive resident's grounds and close to local amenities and transport links.

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

The accommodation comprises:

Welcoming reception hallway with good storage and utility cupboard off. Well presented and bright sitting/dining room with patio doors leading to a private sit out balcony, enjoying a southerly orientation. Open plan well appointed kitchen with integrated appliances and granite worktops. Bedroom one has fitted wardrobes and a ensuite bathroom. Bedroom two with fitted wardrobes, Bedroom three. An attractive contemporary three piece shower room, completes the accommodation.

The property is complemented by two allocated parking spaces, gas central heating and double glazing.

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

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23, 1 Knights Grove
Approximate Gross Internal Area
1090 sq ft - 101.26 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 tbc

Fixtures & Fittings

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

Energy Efficiency Rating

Band tbc

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

tbc