



Apt 5 St. Catherines Gate, 292 Ayr Road, Newton Mearns, G77 6AQ

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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.

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, Eastwood High School and St. Ninian's High School.

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 and 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, Parklands Country Club, East Renfrewshire and Whitecraigs Golf Clubs, 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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Seldom available, this exceptionally spacious and beautifully presented three-bedroom duplex apartment, with allocated parking and a single garage, is set within an exclusive, low-density development by Robertson Homes. Perfectly positioned near Mearns Cross, The Avenue Shopping Centre, and the highly regarded East Renfrewshire schools, the property offers a rare combination of space, convenience and privacy.

St Catherine's Gate comprises only eight apartments and is surrounded by attractively landscaped residents' gardens, providing a peaceful setting within this sought-after residential enclave. The property extends to approximately 1,648 Sqft (153 Sqm) and offers versatile, well-designed accommodation arranged over two levels.

A secure entry system leads into an immaculate, well-lit communal hallway with carpeting throughout and lift access to the first floor.

The accommodation comprises:

First Floor: A welcoming entrance foyer opens into an impressive, double-height reception hallway with excellent storage and a feature staircase to the upper level. The generous sitting/dining room enjoys pleasant views over the rear of the development and benefits from French doors that enhance natural light. This space flows seamlessly into the refitted contemporary kitchen, complete with a range of wall and floor-mounted units, central island, integrated appliances and coordinated worktops. A versatile third bedroom, equally suitable as a home office and a well-appointed bathroom complete the accommodation on this level.

Second Floor: Spacious landing with a skylight, affording good natural light. Generous principal bedroom with walk in wardrobe, in turn providing access to an ensuite shower room. Bedroom two, again of double bedroom has fitted wardrobes. A further shower room with three-piece white suite completes the overall accommodation.

The property is further enhanced by gas central heating, double glazing, loft storage, and access to well maintained, landscaped residents' gardens, ensuring a comfortable and attractive environment all year round.

The apartment benefits from a single lock up garage with remote controlled door and an allocated parking space, offering secure and convenient parking options.



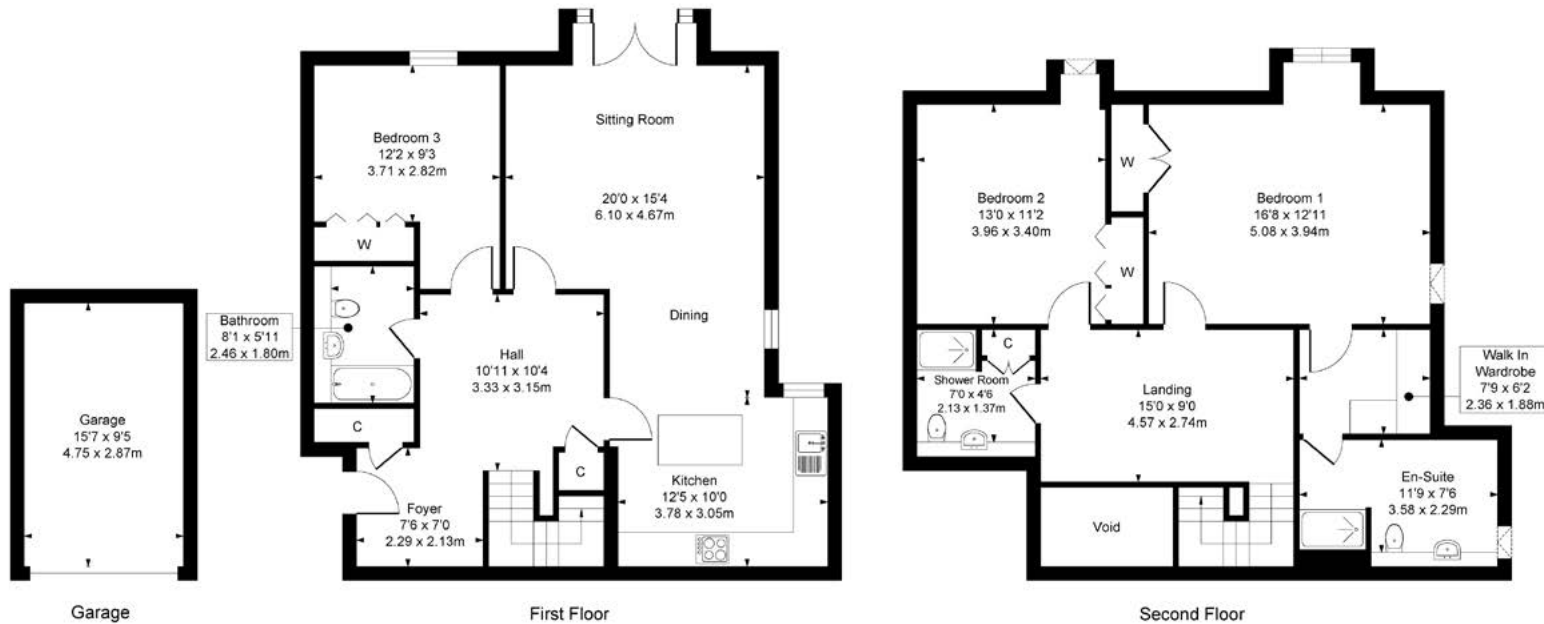






Apt 5, St. Catherines Gate, Newton Mearns

Approximate Gross Internal Area
Main House 1648 sq ft - 153.10 sq m
Garage 147 sq ft - 13.65 sq m
Total 1795 sq ft - 166.75 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
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Newton Mearns

Outgoings

East Renfrewshire Council
Band G

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

3504