



Apt 10, Larchfield Court, Newton Mearns

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Situation

A hugely popular suburb, 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 Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Larchfield Court is conveniently located for access to The Avenue Shopping Centre, Waitrose and Aldi at Greenlaw Retail Park.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Mearns Castle and St. Ninian's High Schools











Description

A deceptively spacious and beautifully presented, three bedroom/two public room ground floor apartment with direct access to the gardens within this private residential development, positioned at the end of a residential cul-de-sac, close to Mearns Cross and The Avenue shopping centre.

One of only 20 apartments, the accommodation extends to around 1,418 Sqft (131.7 Sqm), affording flexible accommodation. At present the accommodation comprises:

Secure controlled entry leads to a well-kept and illuminated communal entrance and stairwell. Lift access to all levels.

Entrance hall with cloaks storage. Welcoming and bright reception hallway with good internal storage. Generous sitting room with access to large decked terrace. Separate dining/TV room, again with direct access to the terrace. Refitted breakfasting kitchen, fitted with a range of floor and wall mounted units, complementary worktop surfaces and breakfast bar. Utility room. Bedroom one with fitted wardrobes and upgraded ensuite shower room. Bedroom two with fitted wardrobe. Bedroom three with fitted wardrobe. The bathroom completes the overall internal accommodation.

The property is complemented by its own secure garage, residents parking, gas central heating, double glazing and well kept resident's gardens. The development is maintained by Hacking & Paterson.











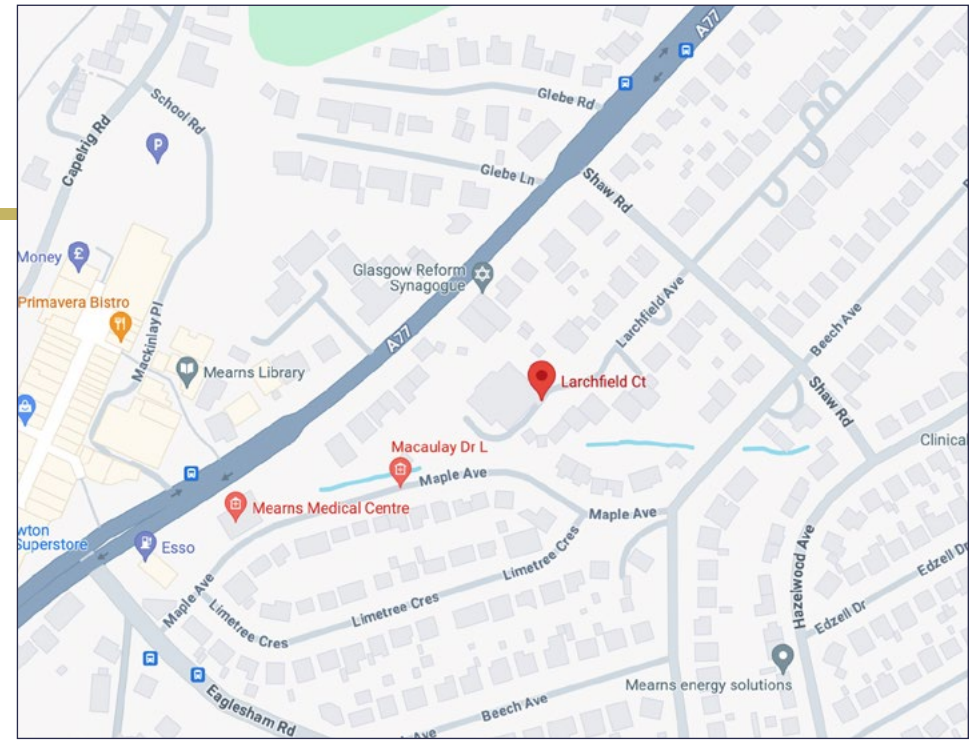
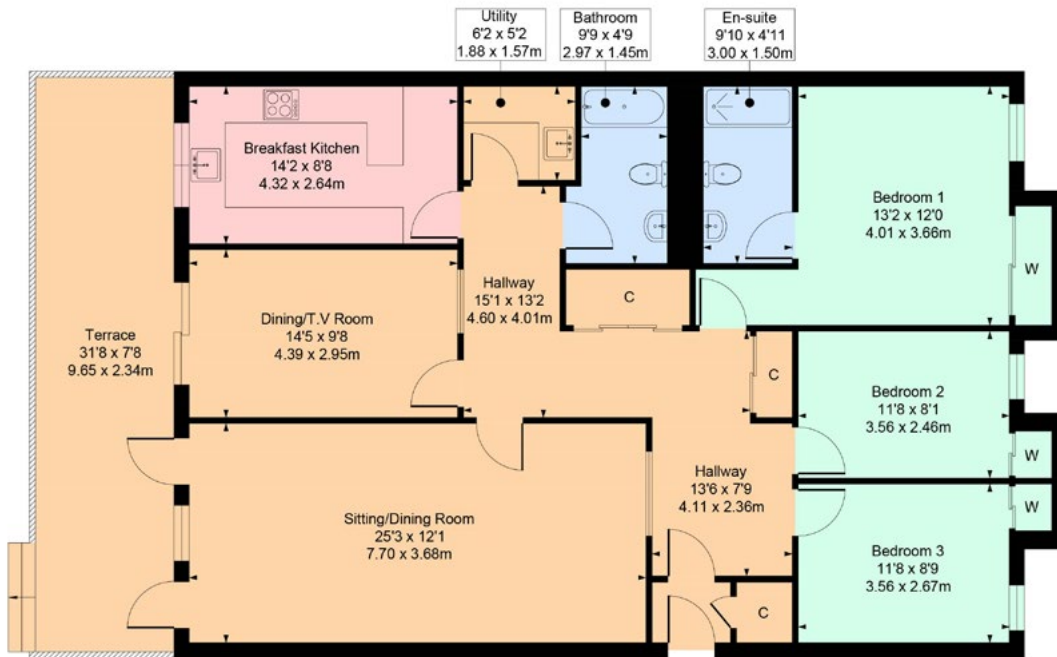


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Approximate gross internal area 1418 sq ft - 131.7 sq m
(excluding terrace)



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Band G

Fixtures and 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, electricity,
gas and drainage. Gas central heating.

Local Authority

East Renfrewshire Council
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference 3129

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, produced by Potterplans Ltd. 2024

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

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