

Flat 22 Greenwood Grove

EAST STEWARTON ROAD, NEWTON MEARN, GLASGOW, G77 6ZD



Premium two bedroom apartment within a popular retirement village



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McEwan Fraser Legal is delighted to present this premium, second-floor, two-bedroom apartment, set within a very popular McCarthy & Stone Development. Greenwood Grove East offers you the opportunity to enjoy your retirement in a luxurious, age-exclusive environment with everyday conveniences close at hand.

RESIDENTS LOUNGE



When entering the apartment block, the entrance foyer offers residents a range of social areas, including a beautifully presented residents' lounge, rooftop sun lounge and terrace. There is elevator access to all floors and all apartments are accessed via broad well-kept and illuminated hallways. The development also benefits from a friendly House Manager who is on-site during office hours to provide help and support, whilst the presentation of the building and exterior is maintained by a Management Services Team, giving you plenty of time to do the things you enjoy during your leisure years.

This spacious apartment affords a reception hall with two large storage cupboards. Bright combined sitting/dining room with French doors opening to a private terrace overlooking Greenlaw village.

SITTING/DINING ROOM



KITCHEN



Stylish kitchen with a range of floor and wall-mounted cabinets and integrated NEFF appliances.



Thoughtful features can be found in every room, from level access showers in both the main bathroom and ensuite, to a bespoke fitted wardrobe in the master bedroom for generous storage space. Bedroom one is particularly generous with fitted wardrobes and an attractive internal shower room. Bedroom two, again a double. An attractive bathroom with a separate walk-in shower enclosure completes the accommodation.

BEDROOM 1



BALCONY



BEDROOM 2



BATHROOM

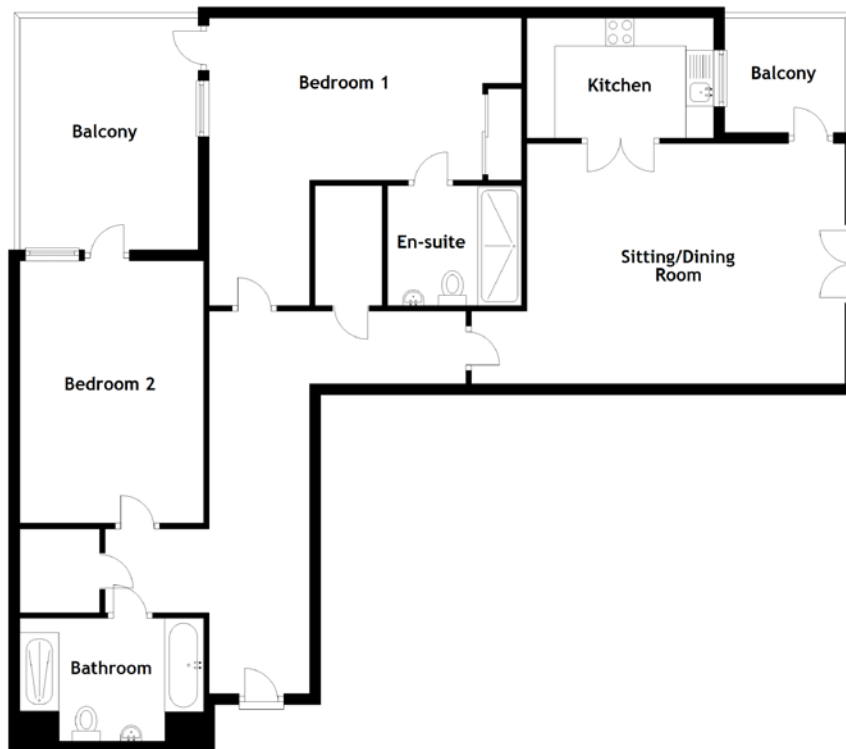


The property is further complemented by an emergency call system, double glazing, electric underfloor heating, secure entry system, alarm system, resident's parking and well maintained landscaped communal garden grounds. In addition, there is a guest suite for visiting family members and for added peace of mind, the property benefits from the balance of the NHBC Guarantee. The property is maintained by McCarthy & Stone.

COMMUNAL GROUNDS



FLOOR PLAN, DIMENSIONS & MAP

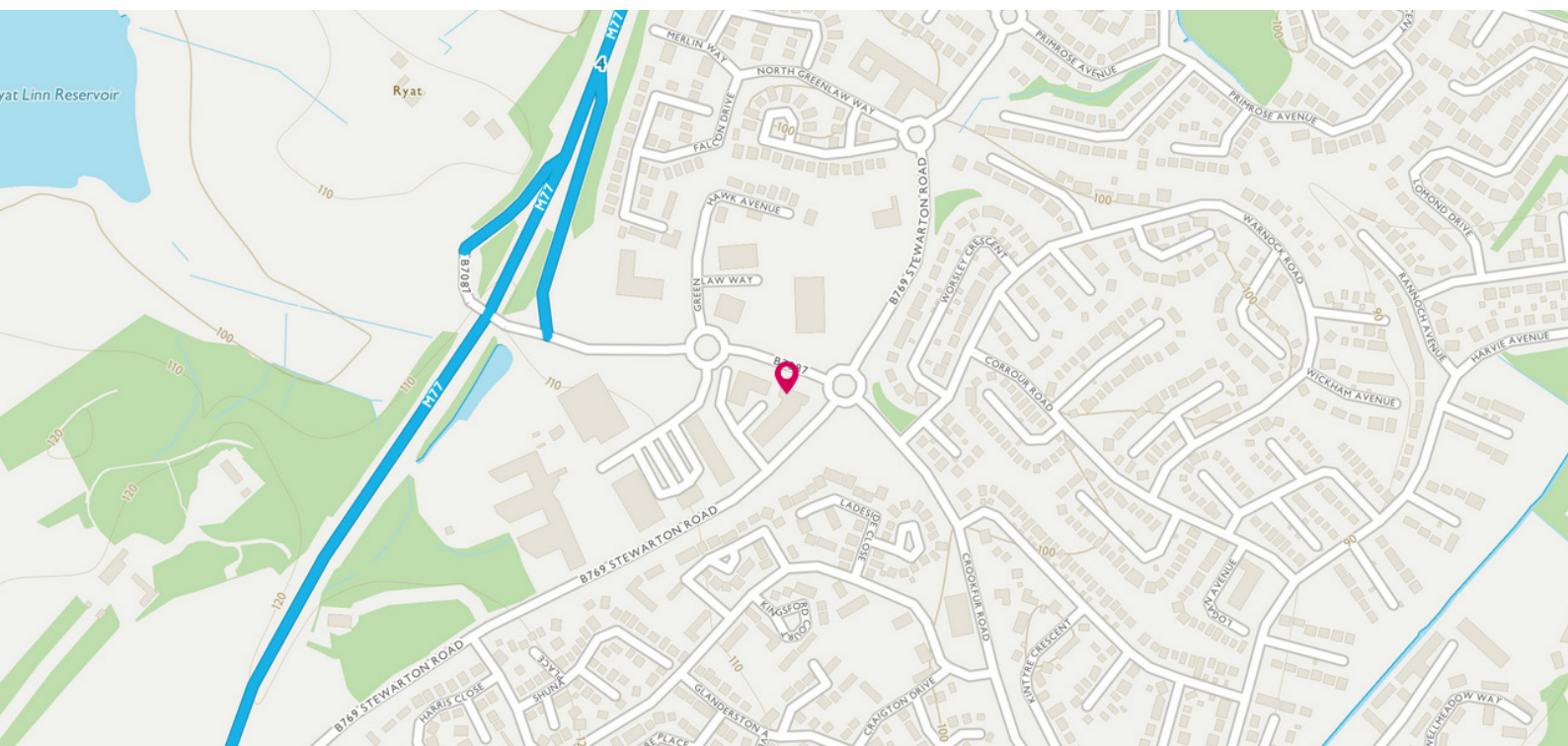


Approximate Dimensions (Taken from the widest point)

Sitting/Dining Room	6.70m (22') x 4.30m (14'1")
Balcony	2.15m (7'1") x 2.05m (6'9")
Kitchen	3.35m (11') x 2.15m (7'1")
Bedroom 1	5.60m (18'4") x 5.20m (17'1")
En-suite	2.40m (7'10") x 2.15m (7'1")

Balcony	4.15m (13'7") x 3.20m (10'6")
Bedroom 2	4.70m (15'5") x 3.30m (10'10")
Bathroom	3.25m (10'8") x 2.20m (7'3")

Gross internal floor area (m²): 94m²
EPC Rating: B



THE LOCATION

Situated in Newton Mearns, one of the most desirable residential towns in the west of Scotland, Greenwood Grove East development has lots to offer. With great local amenities, Glasgow city centre within easy reach and beautiful parks and green spaces on your doorstep, there's so much to see and do.





A hugely popular and affluent suburb, Newton Mearns is a welcoming, family-friendly town, with a fantastic, lively and inclusive community. It is located approximately nine miles from Glasgow City centre. Commuter routes are served by the M77, M8 and Glasgow orbital motorways which also provide thirty-minute journey times to both Glasgow and Prestwick International Airports. There are regular train (Whitecraigs) and bus services to Glasgow, East Kilbride and the Ayrshire coast.



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 distance away is the Greenlaw Retail Park, which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. And one of the many advantages of Newton Mearns? Take a break when all that shopping takes its toll, and enjoy a relaxing coffee in one of the numerous coffee shops.



Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling clubs, Whitecraigs Tennis Club and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoor lover, Rouken Glen Park, 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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**Part
Exchange
Available**



Text and description
JONNY CLIFFORD
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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