



**Apt 2B Netherton Court, Newton Mearns G77 6EN**

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## Situation

Newton Mearns, along with the neighbouring suburbs of Whitecraigs and Giffnock, is widely recognised for its excellent range of local amenities. The area offers a variety of shops, supermarkets, cafés and restaurants, together with banks, library and healthcare facilities, and regular bus and rail services providing easy access to Glasgow City Centre. Netherton Court is particularly well positioned for The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park, with Whitecraigs Train Station located a short distance away.

This popular and leafy suburb lies approximately eight miles south of Glasgow City Centre and is ideally placed for commuting, with convenient access to the M77, M8 and Glasgow Southern Orbital.

A wide range of sports and leisure facilities are available nearby, including David Lloyd Rouken Glen, Parklands Country Club, and several highly regarded golf clubs such as East Renfrewshire and of course Whitecraigs, along with Whitecraigs Tennis Club. East Renfrewshire Council's excellent sports and leisure facilities at Eastwood Toll are also close by. For outdoor enthusiasts, the award-winning Rouken Glen Park is nearby, offering scenic woodland walks, an adventure play area, skate park, five-a-side football pitches and a boating pond.

In addition, the property falls within the catchment area for highly regarded primary and secondary schooling.















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## Property Description

Seldom available, this bright and spacious three-bedroom ground floor apartment is set within a highly regarded development and enjoys open views across Whitecraigs Golf Course. Conveniently positioned close to local amenities and Whitecraigs Train Station, the property combines a peaceful setting with excellent accessibility.

Occupying a quiet and particularly favourable position within the building, the apartment extends to approximately 1,188 Sqft (110 Sqm) and offers generous, well-maintained, and flexible accommodation throughout.

The accommodation comprises:

Access is via a well-kept and well-lit communal entrance foyer, leading to a welcoming reception hallway with good storage. The bright and spacious corner-positioned sitting /dining room enjoys attractive views over Whitecraigs Golf Course, creating an ideal space for both relaxing and entertaining. The well-appointed, refitted breakfasting kitchen features a comprehensive range of wall-mounted and floor-standing units, integrated appliances, and complementary worktops. There are three generous double bedrooms, two benefiting from fitted wardrobes. The third bedroom, currently adaptable as a family room, enjoys particularly attractive views across the fairways of Whitecraigs Golf Club. A cloakroom with storage, leads to a guest WC. The main bathroom, has a separate shower and this completes the internal accommodation.

Netherton Court is set within well-maintained residents' gardens and further benefits from gas central heating, double glazing, residents' parking, and a single garage.

A notable advantage of this ground floor apartment, in addition to its ease of access, is the lower communal service charge, as there is no contribution required towards lift maintenance.

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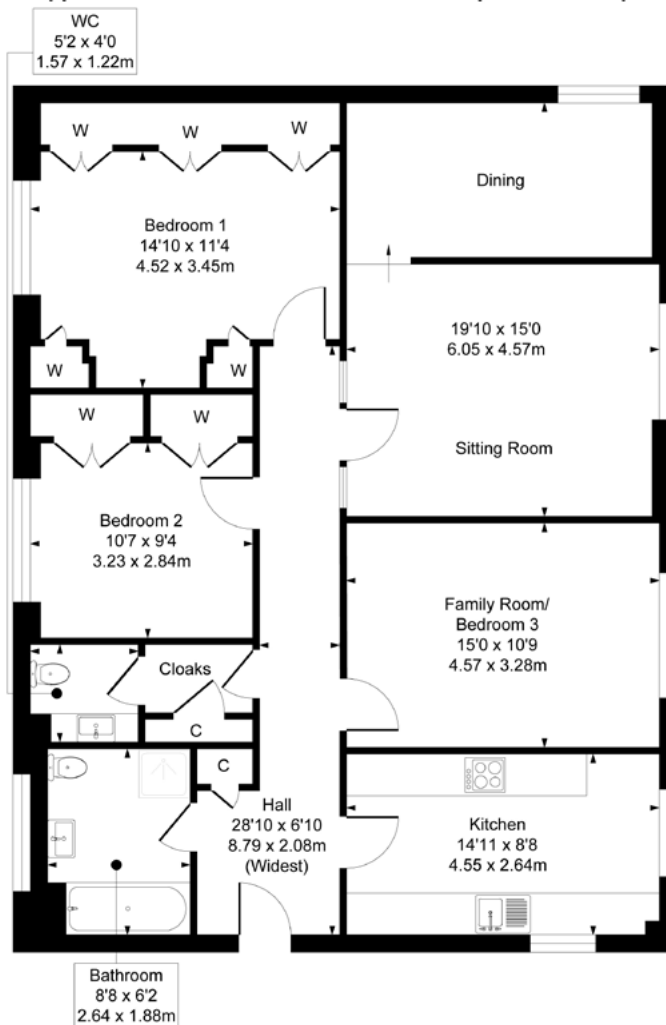






## 2B Netherton Court, Newton Mearns

Approximate Gross Internal Area = 1188 sq ft - 110.36 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 E

### Fixtures & Fittings

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

### Energy Efficiency Rating

Band C

### 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

3518

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