



Apt 3 Greenwood Grove West, Stewarton Road, Newton Mearns G77 6ZD

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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. Only a short walk away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn Shopping Centre is only a short drive from the property.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, several private bowling 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









Nicol Estate Agents Property Description

A well presented and well maintained one bedroom ground floor retirement flat, set within this popular and convenient modern McCarthy & Stone development, located just only a short walk away from public transport links and local amenities at Greenlaw Village.

Greenwood Grove was built by McCarthy & Stone in 2018 for retirement living. The development consists of 68 one and two-bedroom retirement apartments for the over 60s with a house manager service. The house manager is generally available 5 days a week.

When entering the apartment block, the entrance foyer offers residents' a range of social areas, including a beautifully presented residents' lounge. Residents of Greenwood Grove West can also use the facilities at Greenwood Grove East, which include a residents' lounge and further roof top and sun terrace.

There is elevator access to all floors, and all apartments are accessed via broad well-kept and illuminated hallways. This particular apartment is located only a close walk to the social areas.

The apartment affords a reception hall with a large storage cupboard. Bright combined sitting/dining room overlooking the front of the development. Well-appointed kitchen with a range of floor and wall mounted cabinets. Double bedroom which is particularly spacious with a walk in wardrobe. The attractive shower room with three piece suite completes the accommodation.

The property is further complemented by double glazing, secure entry system, internal bin stores, to save the need of residents taking rubbish outside and well maintained landscaped communal garden grounds.

In addition, there is a guest suite for visiting family members, residents' laundry room and for added peace of mind, the property benefits from the balance of the NHBC Guarantee. The property is maintained by McCarthy & Stone.

Greenwood Grove has an active Resident's Association which organises regular social events, outings, and clubs for interested residents.

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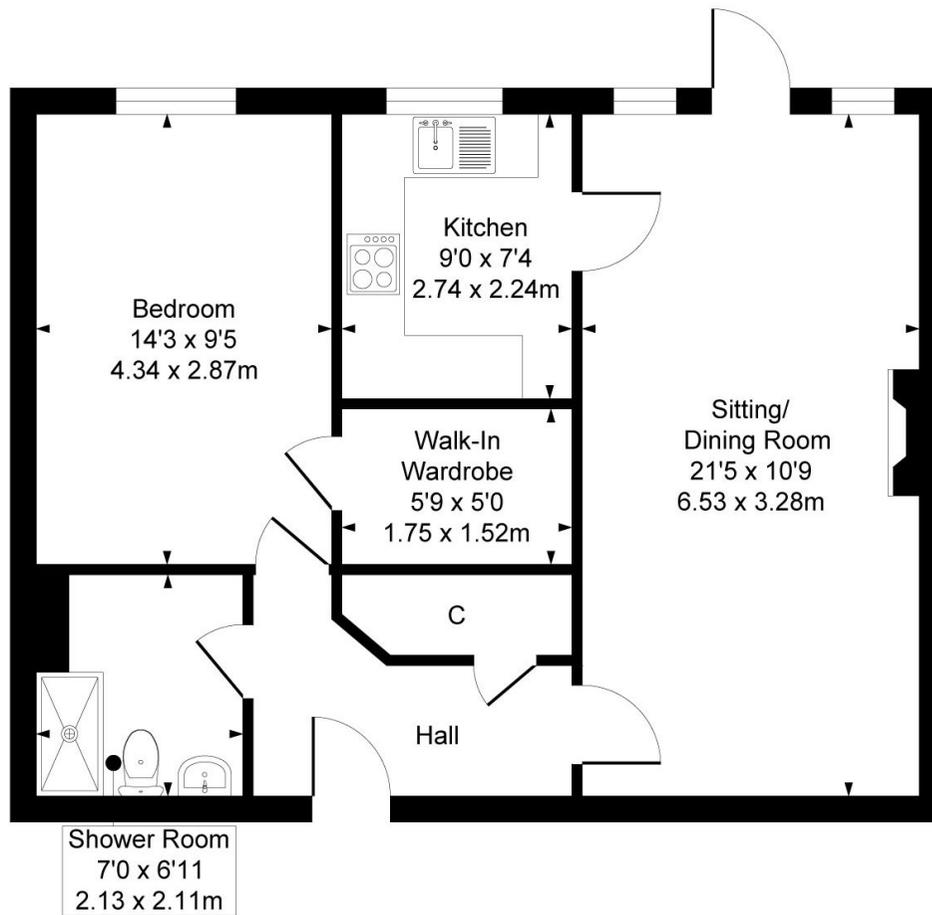


Greenwood Grove East
Social Areas



3 Greenwood Grove West, Newton Mearns

Approximate Gross Internal Area
608 sq ft - 56.48 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 F

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 and electricity. Electric central heating.

Local Authority

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

Property Reference

3553

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G78 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



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