



Apt 23D Kirklands Drive, Mearnskir, Newton Mearns, G77 5FF
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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 Southern 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, including St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

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 new Mearnskirk Coop, The Avenue Shopping Centre and local shops at the Broom. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants and also Silverburn Shopping Centre.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, 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. 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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Property Description

A well presented two bedroom first floor apartment, built by Bryant Homes (circa 2002), located within the continually popular Mearnskirk development.

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

The accommodation comprises:

Welcoming reception hallway with good storage. Well presented and generous bay window sitting room, overlooking the front of the property, with a feature fireplace. Open plan to dining room with Juliette style balcony. Kitchen fitted with a range of floor and wall mounted cabinets, complementary worktops and integrated appliances. Principal bedroom with fitted wardrobes and ensuite bedroom with refitted ensuite shower room, fitted wardrobes and a Juliette style balcony. Bedroom two with fitted wardrobes. The bathroom completes the accommodation.

The property is complimented by its own secure garage, residents parking, gas central heating and double glazing.

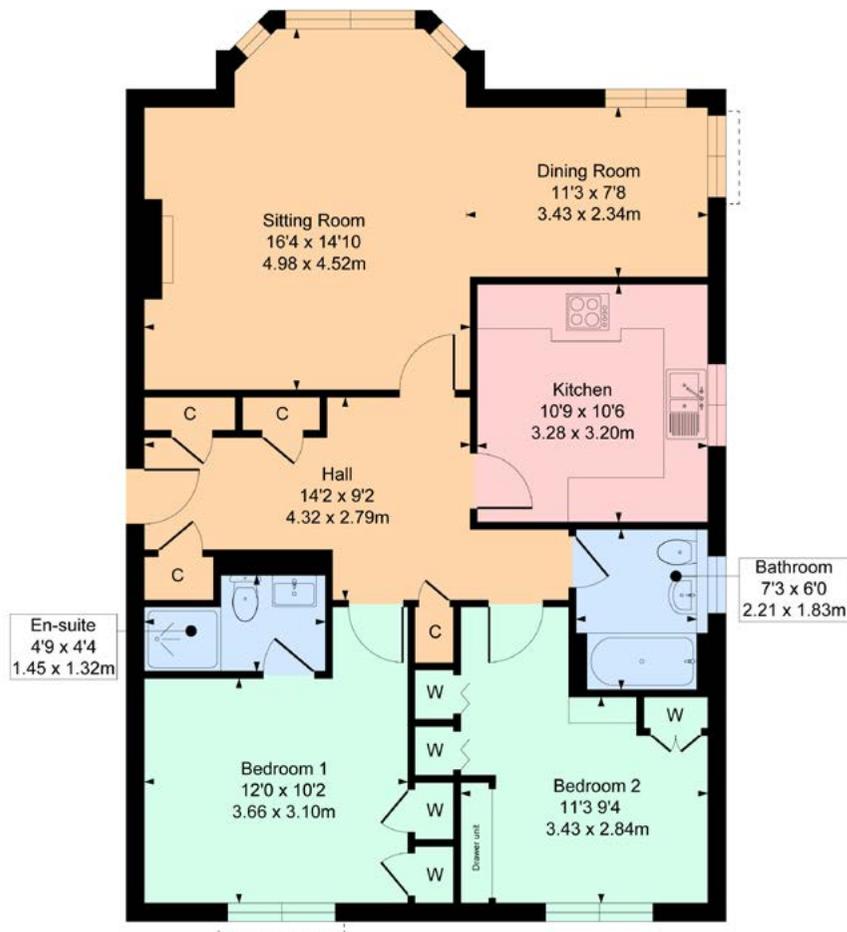
The development is surrounded by attractive and well kept landscaped residents' grounds.

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Approximate Gross Internal Area
958 sq ft - 89.00 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, 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

3569

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