



Apt 1F Edenhall Court, Mearns Kirk, Newton Mearns G77 5TT

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Situation

Newton Mearns lies approximately eight miles south of Glasgow City Centre and is highly regarded for its excellent connectivity. The area is well served by the M77, M8 and Glasgow Southern Orbital motorways, providing convenient access across the central belt and offering journey times of around 30 minutes to both Glasgow and Prestwick International Airports. Regular rail and bus services connect Newton Mearns with Glasgow, East Kilbride and the scenic Ayrshire coast.

Renowned for the high quality of its local amenities, Newton Mearns offers a wide range of healthcare facilities, banks and a public library, along with an impressive selection of supermarkets, boutique shops and restaurants. Shopping options include The Avenue Shopping Centre, Mearns Kirk Co-op and local retailers at The Broom, with Greenlaw Retail Park, home to Waitrose, Tesco Metro and Aldi, just a short drive away. The popular Silverburn Shopping Centre, with its extensive retail and leisure offering, is also easily accessible.

The area benefits from outstanding leisure and recreational facilities, including David Lloyd Rouken Glen, Parklands Country Club, and a choice of golf and tennis clubs such as East Renfrewshire, Eastwood, Williamwood and Whitecraigs. East Renfrewshire Council's highly regarded sports and leisure facilities at Eastwood Toll further enhance the lifestyle appeal. For outdoor enthusiasts, the award-winning Rouken Glen Park, voted Best Park in the UK in 2016, is nearby, offering woodland walks, adventure play areas, a skate park, five-a-side football pitches and a picturesque boating pond.













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Property Description

A bright and spacious three-bedroom first-floor apartment by John Dickie Homes, set within the well-maintained and mature residents' gardens of Edenhall Court, located in the highly sought-after Mearnskirck development.

The property has been well maintained, and flexible accommodation extends to approximately 1134Sqft (105 Sqm) and is arranged as follows:

A secure, controlled entry system provides access to a well-presented, recently decorated and illuminated communal entrance with both lift and stair access to all floors.

The apartment itself features a spacious and welcoming reception hallway with excellent storage. The generous triple aspect sitting room is beautifully presented and enjoys a leafy, tree-lined outlook to the rear, with direct access to a southerly facing private balcony. A separate dining room, which could alternatively be used as a third bedroom, offers further flexibility. The breakfasting kitchen is fitted with a range of wall-mounted and floor-standing units, complemented by coordinating worktop surfaces. The principal bedroom benefits from a walk in wardrobe and an ensuite shower room. Bedroom two features fitted wardrobes, while the well-appointed bathroom completes the accommodation.

Further benefits include a secure private garage with remote controlled door, residents' parking, gas central heating and double glazing.

Edenhall Court is set within beautifully maintained communal gardens for residents to enjoy.



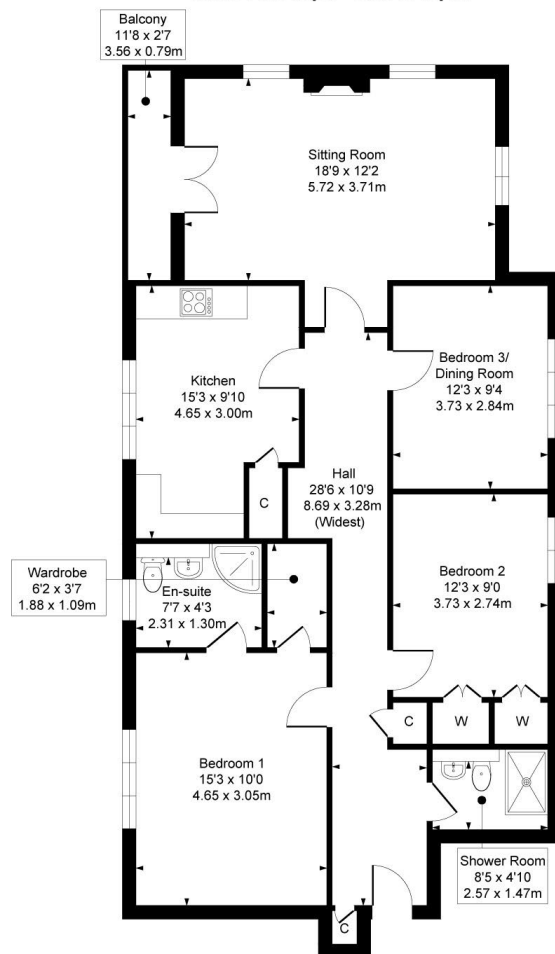
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Approximate Gross Internal Area
Main House 1134 sq ft - 105.35 sq m
Balcony 33 sq ft - 3.06 sq m
Total 1167 sq ft - 108.41 sq m



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 G

Fixtures & Fittings

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

Energy Efficiency Rating

Band B

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

3562

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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