



Apt 30, Greenwood Grove East, 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 around 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. Patterton 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 distance 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









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A well presented and generously proportioned two-bedroom second-floor retirement apartment, featuring a private south west facing balcony, set within a highly sought-after and conveniently located modern development by McCarthy & Stone, constructed circa 2017. Ideally positioned just a short stroll from public transport links and the excellent amenities of Greenlaw Village.

Greenwood Grove is an exclusive development designed specifically for retirement living, comprising 68 stylish one and two-bedroom apartments for residents aged 60 and over, complete with an on-site House Manager service for added reassurance and convenience.

Upon entering the building, residents are welcomed by an elegant entrance foyer leading to a selection of inviting communal spaces, including a beautifully appointed residents' lounge, kitchen, as well as a stunning rooftop lounge and sun terrace, perfect for relaxing or socialising.

The development benefits from lift access to all floors, with each apartment reached via wide, well-maintained, and brightly lit corridors. The apartment itself extends to approximately 1118 sq ft (104 sq m) and offers thoughtfully designed accommodation throughout.

The accommodation comprises:

A welcoming reception hall provides access to two generous storage cupboards. The bright and spacious sitting/dining room features French doors opening onto a private balcony, enjoying a sunny westerly aspect, ideal for afternoon and evening enjoyment. The well-equipped kitchen is fitted with a range of contemporary wall and floor-mounted units, complemented by integrated appliances. The principal bedroom is particularly spacious and benefits from fitted wardrobes and a stylish ensuite wet room with walk-in shower. The second bedroom, also a comfortable double, enjoys a pleasant outlook over the landscaped residents' gardens. A modern bathroom with a separate walk-in shower enclosure completes the accommodation.

Further benefits include double glazing, electric underfloor heating, heated towel rails in both the bathroom and ensuite, a secure entry system, and beautifully maintained communal garden grounds. Both residents' and visitor parking are available.

For added convenience, a guest suite is available for visiting family and friends. The property also benefits from the remainder of the NHBC guarantee, along with a comprehensive building maintenance plan, offering complete peace of mind.





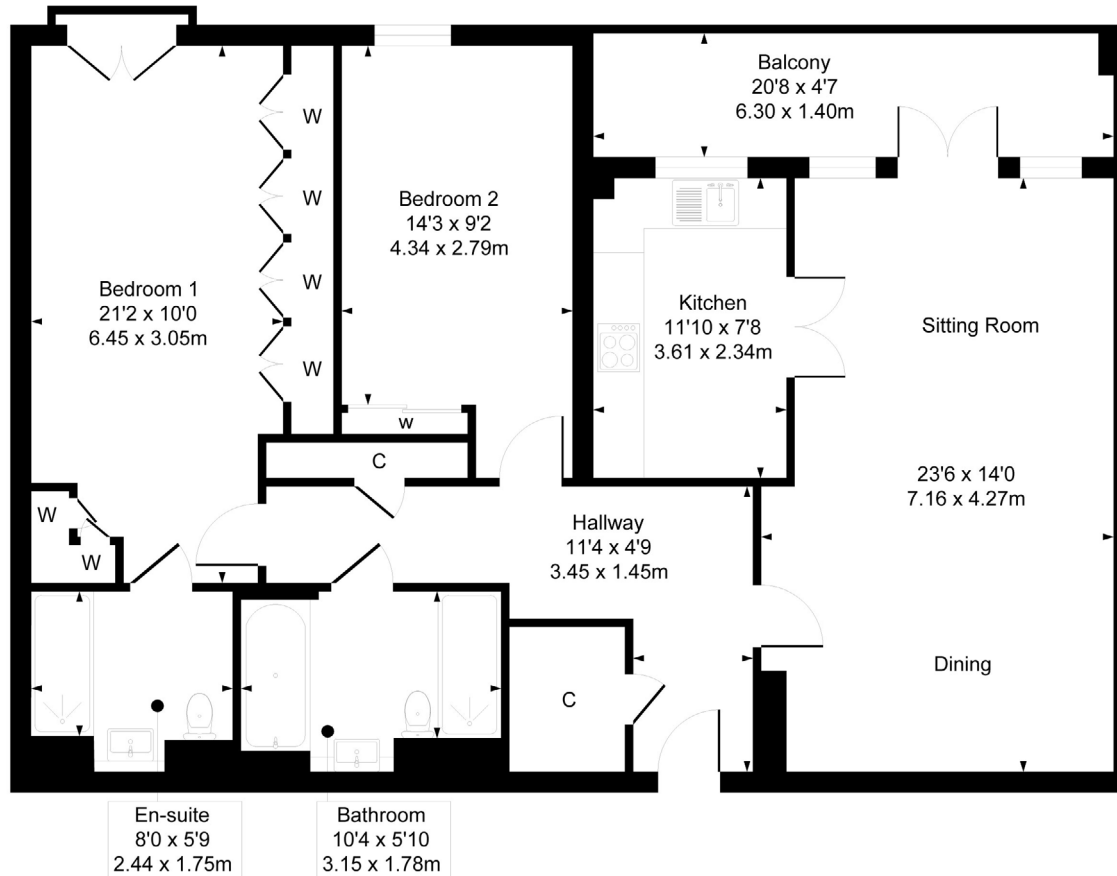
Communal Areas



Apt 30 Greenwood Grove East, Newton Mearns

Approximate Gross Internal Area

1118 sq ft - 103.86 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 B

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

3606

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