



Apt 2, 1 Barcapel Avenue, Newton Mearns, G77 6QJ

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Situation

Barcapel Avenue is a locally admired and highly sought after development, situated in set one of Newton Mearn's finest addresses. Quietly positioned and accessed by tree line driveway yet only a short distance to Mearns Cross, The Avenue Shopping Centre and Greenlaw Village Retail Park.

A hugely popular suburb, 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 20-30 minute journey times to both Glasgow and Prestwick international airports respectively. There are regular train and bus services to Glasgow, East Kilbride and the 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 and 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 Rouken Glen, Parklands Country Club, Cathcart, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs & Giffnock Tennis Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary school, is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.













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Property Description



Quietly positioned and accessed by tree line driveway, this particularly spacious ground floor three bedroom apartment is situated within the exclusive and private Barcapel residential development, enjoying aspects over the extensive resident's garden grounds, only a short distance to Patterton Train Station, The Avenue Shopping Centre and Greenlaw Village Retail Park.

One of the most spacious apartments we have recently seen in the area, carefully maintained by the current owner. The accommodation extending to around 1617 Sqft (150 Sqm), has been well maintained but would now benefit from modernisation, and offers flexible accommodation comprising:

Secure controlled entry leads to a well-kept communal entrance foyer with elevator access to all levels.

An impressive reception hallway allows access to all other apartments. A bright and spacious sitting room overlooks the garden grounds. Open plan arrangement to dining room with patio doors opening to a sit out southerly facing private terrace affording lovely views over the resident's gardens. Dining kitchen with a full complement of wall mounted and floor standing units and complementary worktops. Generous principal bedroom with fitted wardrobes and ensuite shower room. Second double bedroom with fitted wardrobes. Bedroom three / TV room. All three bedrooms overlook the well kept mature resident's gardens. Bathroom with bath and separate shower enclosure. A useful storeroom completes the overall accommodation.

The property benefits from a video entry system, gas central heating and is partially double glazed. Extensive, well kept resident's gardens, extending to approximately 1.5 acres. The Barcapel Residents Association also benefit from the ownership of around 11 acres or thereby of woodland and amenity grounds affording leisurely walks.

There is a single car garage with remote controlled doors, and a half share of a double carport, in addition to residents and visitor parking.

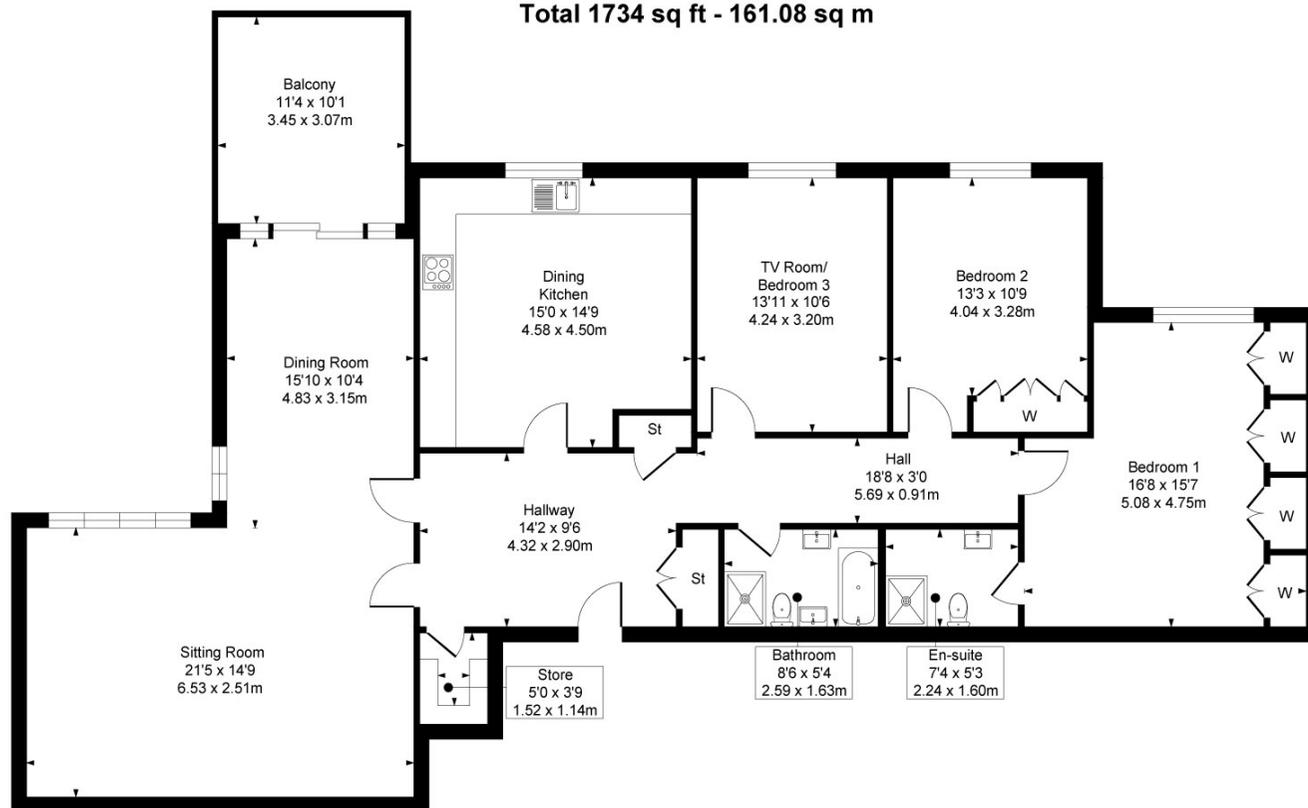






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Approximate Gross Internal Area
Main House 1617 sq ft - 150.22 sq m
Balcony 117 sq ft - 10.86 sq m
Total 1734 sq ft - 161.08 sq m



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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 D

Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority

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

Property Reference

3560

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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