



Apt B2, 9 Traquair Gardens, Newton Mearns, G77 6FH

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Traquair Gardens is a small cul de sac, positioned just off Hunter Drive and is conveniently located for access to 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 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 Ayrshire coast. Patterton & Whitecraigs Train Stations are within a short drive 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, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Club, 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 achieving primary and secondary schools, including St. Ninian's High School and Eastwood High School.











Nicol Estate Agents

Property Description

A particularly spacious two bedroom garden level apartment set within this established modern development by MacTaggart & Mickel, close to Mearns Cross.

Bright and spacious accommodation comprising:

Secure controlled entry leads to a well-kept and illuminated communal carpeted communal entrance with access to all levels. Staircase to lower ground floor and resident's gardens.

A welcoming and spacious reception hall with storage, allowing access to all other apartments.

Bright and well portioned corner bay window sitting room with views over the attractive and well kept resident's garden grounds. Well appointed integrated modern kitchen with a full complement of wall mounted and floor standing units, complementary worktops, integrated appliances and breakfasting bar. Principal bedroom with fitted wardrobes and ensuite shower room. Bedroom two with fitted wardrobes. The bathroom with three piece white suite completes the accommodation.

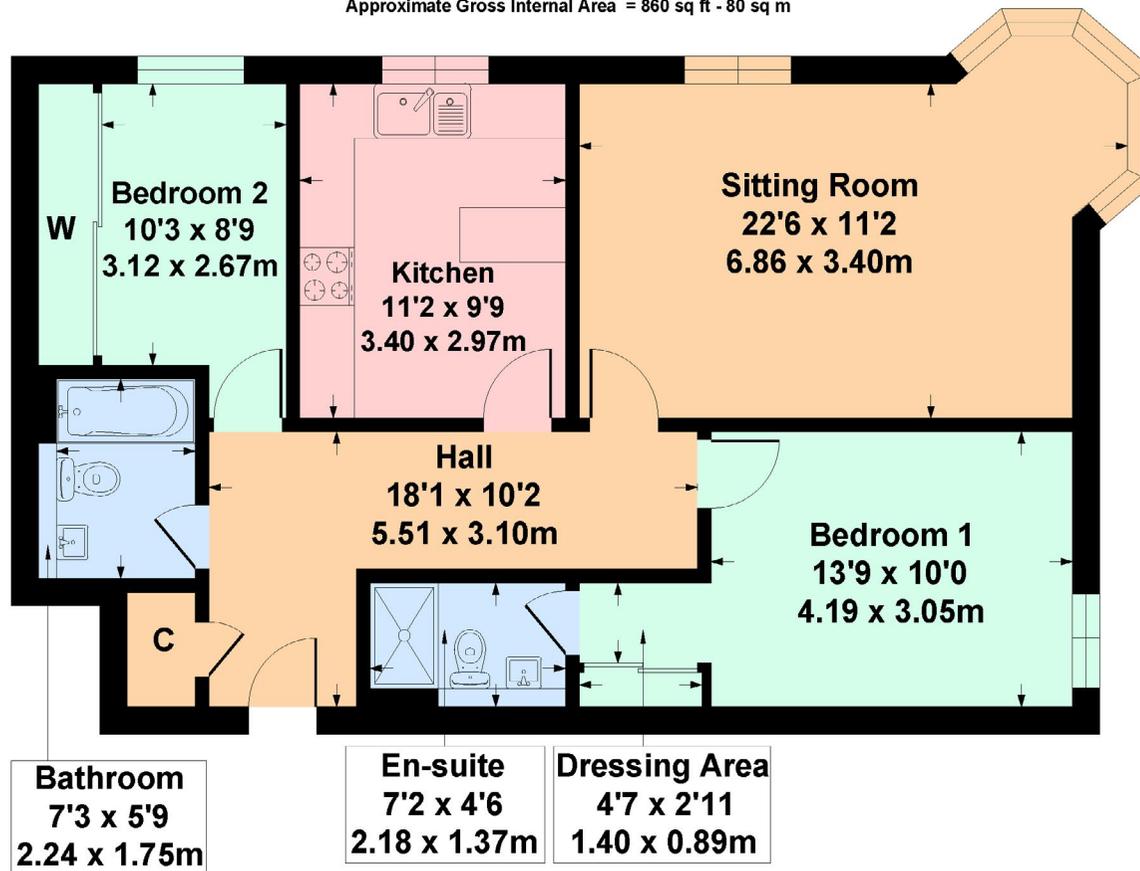
The property is further complimented by gas central heating and double glazing. Residents and visitors parking. EV charger.

Well-kept and landscaped communal gardens surround Traquair Gardens with a designated child play area a short distance away.

www.nicolestateagents.co.uk

Apt B2, 9 Traquair Gardens, Newton Mearns

Approximate Gross Internal Area = 860 sq ft - 80 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.



Nicol Estate Agents

Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band E

Fixtures & Fittings

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

Energy Efficiency Rating

Band tbc

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

3554

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



www.nicolestateagents.co.uk