



Newtonlea Avenue | Newton Mearns | Glasgow | G77 5QF

Offers Over £285,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Newtonlea Avenue.

A luxury three-bedroom, ground-floor flat in fantastic walk-in condition.

Property Description

Occupying arguably one of the best positions within this admired development, this easily accessible and larger-style flat hosts generous accommodation with open, attractive outlooks to the front and good privacy hidden away in its cul-de-sac location.

On entering the flats via a secure entry system into the carpeted residents' hallway. The accommodation comprises a bright, airy hallway with two ample storage cupboards; first on the left on entering the property is the quality-built kitchen with a range of floor and wall units with contrasting worktops and seating area. The lounge is at the front of the property, with a picture window giving lots of natural light and a double-glazed door entry to the private south-facing balcony for those hot summer evenings. There are three double-sized bedrooms, with the master bedroom benefitting from built-in storage and its en-suite shower room. Completing the accommodation is the family shower room with a double walk-in shower, wc, and basin.

The property benefits from Gas Central Heating, Double Glazing, ample internal storage, and stylish décor.

Externally, the development is set within attractive residents' gardens, and the property benefits from private parking and a secure lock-up garage

Situated within a highly sought-after pocket of Newton Mearns, the property is superbly placed for a wide range of amenities with nationally recognised schooling like Williamwood. A wide variety of restaurants, supermarkets, and retailers can be found at the nearby Mearns Cross Shopping Centre and Greenlaw Village; there is a range of sports and leisure activities within the district, including Parklands Country Club. Excellent local transport links providing access to the City Centre and beyond are also close at hand, with Whitecraigs Station being the nearest.

Whilst we endeavor to provide as accurate information as possible, our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest point and our floor plans may not be exactly to scale.

Please refer to the seller's commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the Property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the Property can be found here.

