



7 Robshill Court, Capelrig Road, Newton Mearns

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

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 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.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Robshill Court is conveniently located for access to The Avenue Shopping Centre, Waitrose and Aldi at Greenlaw Retail Park.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Mearns Castle and St. Ninian's High Schools





## Description

A bright and well presented one bedroom first floor flat, situated within this popular small private residential development, close to Mearns Cross and The Avenue Shopping Centre.

Internally the property has been well maintained by the current owners. The accommodation comprises:

Secure controlled entry leads to a well-kept and illuminated communal entrance and stairwell. Stair access to all levels. Welcoming reception hallway with storage. Bright and spacious dual aspect sitting/dining room. Kitchen. Double bedroom with fitted wardrobe. The bathroom completes the accommodation.

The property is complemented by its own garage, residents parking, upgraded electric heating, double glazing, newly decorated, new carpets and well kept resident's gardens. The development is maintained by Redpath Bruce.



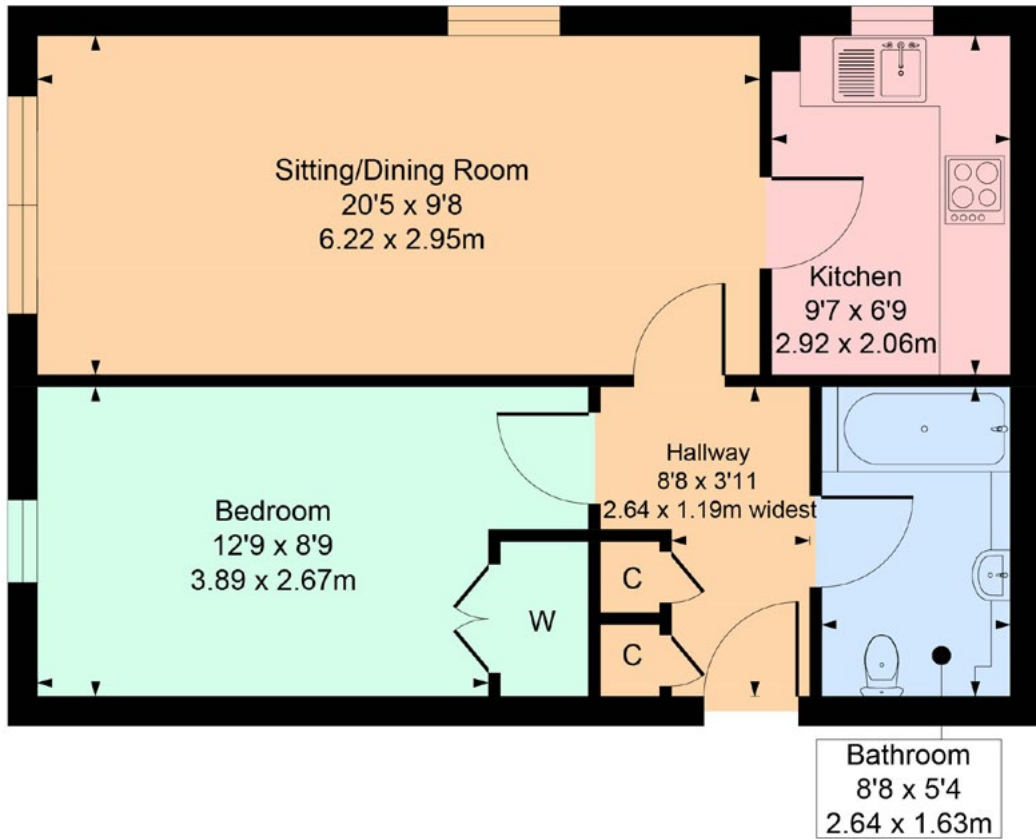


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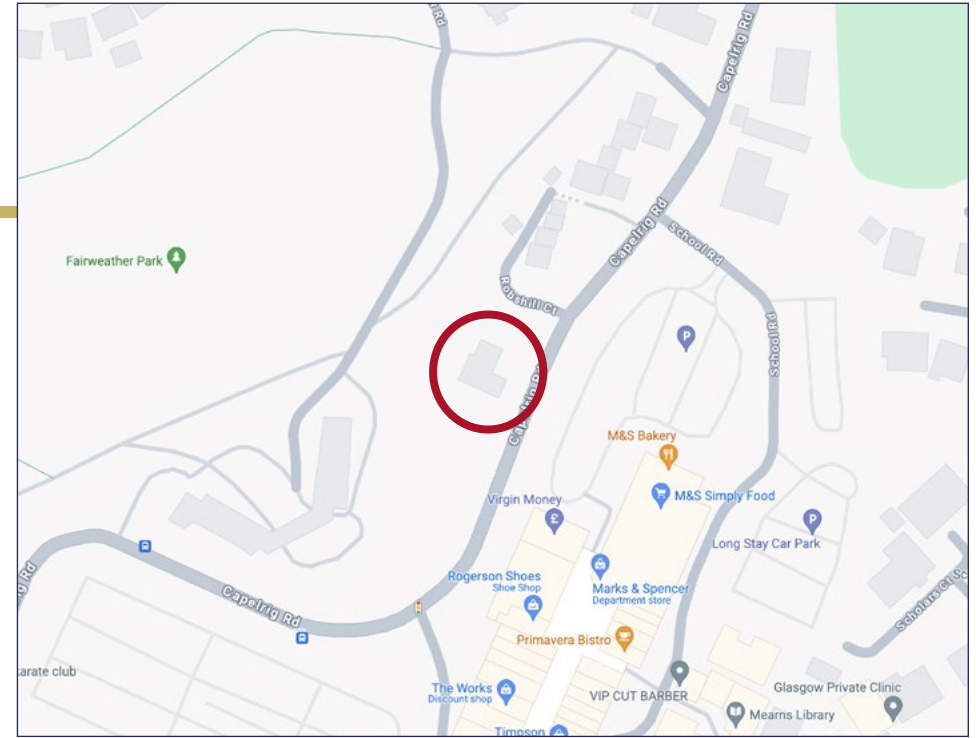
Approximate gross internal area 1,524sq ft - 141 sq m



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, produced by Potterplans Ltd. 2024

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



### Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road  
Newton Mearns, Glasgow G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

### Outgoings

East Renfrewshire Council  
Council Tax Band C

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band E

### Services

The property will be supplied by mains water, electricity and drainage.

### Local Authority

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

Property Reference 3122

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