

Flat 16 Greenwood Grove West

WEST STEWARTON ROAD, NEWTON MEARN, GLASGOW, G77 6ZF



Rarely available one-bed retirement flat, Newton Mearns, walk-in condition, set within the prestigious Greenwood Grove West, McCarthy & Stone Development



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McEwan Fraser Legal is delighted to offer to the market this rarely available one-bed retirement apartment, set within the ever-popular McCarthy and Stone Development. Greenwood Grove West offers the opportunity to enjoy retirement in a luxurious, age-exclusive (over 60s) environment with everyday conveniences close at hand.

THE RESIDENTS' LOUNGE



Entering the apartment block, the entrance foyer is more akin to an up-market hotel and offers residents a range of social areas, including a beautifully presented residents' lounge, rooftop sun lounge and terrace. Elevator access to all floors and all apartments is accessed via broad, well-kept and illuminated hallways. The development also benefits from a friendly and very attentive House Manager, on-site during office hours, to provide help and support, whilst the presentation of the building and exterior is maintained by a professional Management Services Team, allowing residents to fully enjoy plenty of carefree time, to do the things they really enjoy.

THE LOUNGE/DINER



This spacious apartment affords a reception hall with a large storage cupboard. Bright combined lounge/dining room with French doors opening to a Juliet balcony and beautiful views. The stylish kitchen enjoys a range of floor and wall-mounted cabinets, with integrated appliances, including an oven and hob, fridge freezer, and dishwasher.



THE KITCHEN





Thoughtful features can be found in every room, from the stylish wet-room with a doorless shower enclosure, to a bespoke fitted wardrobe in the bedroom with generous storage space.

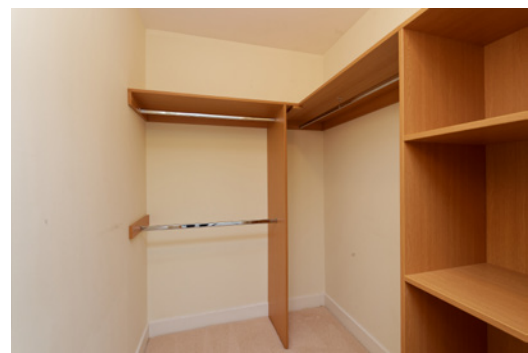
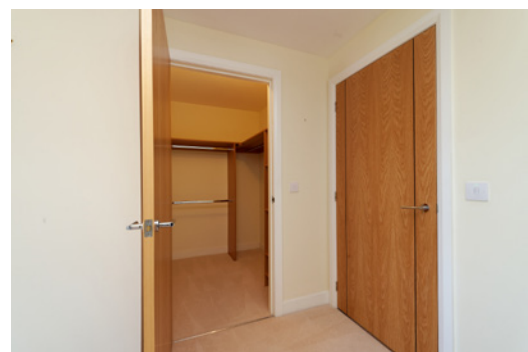
THE WET ROOM



THE BEDROOM



a bespoke fitted wardrobe in the
bedroom with generous storage space

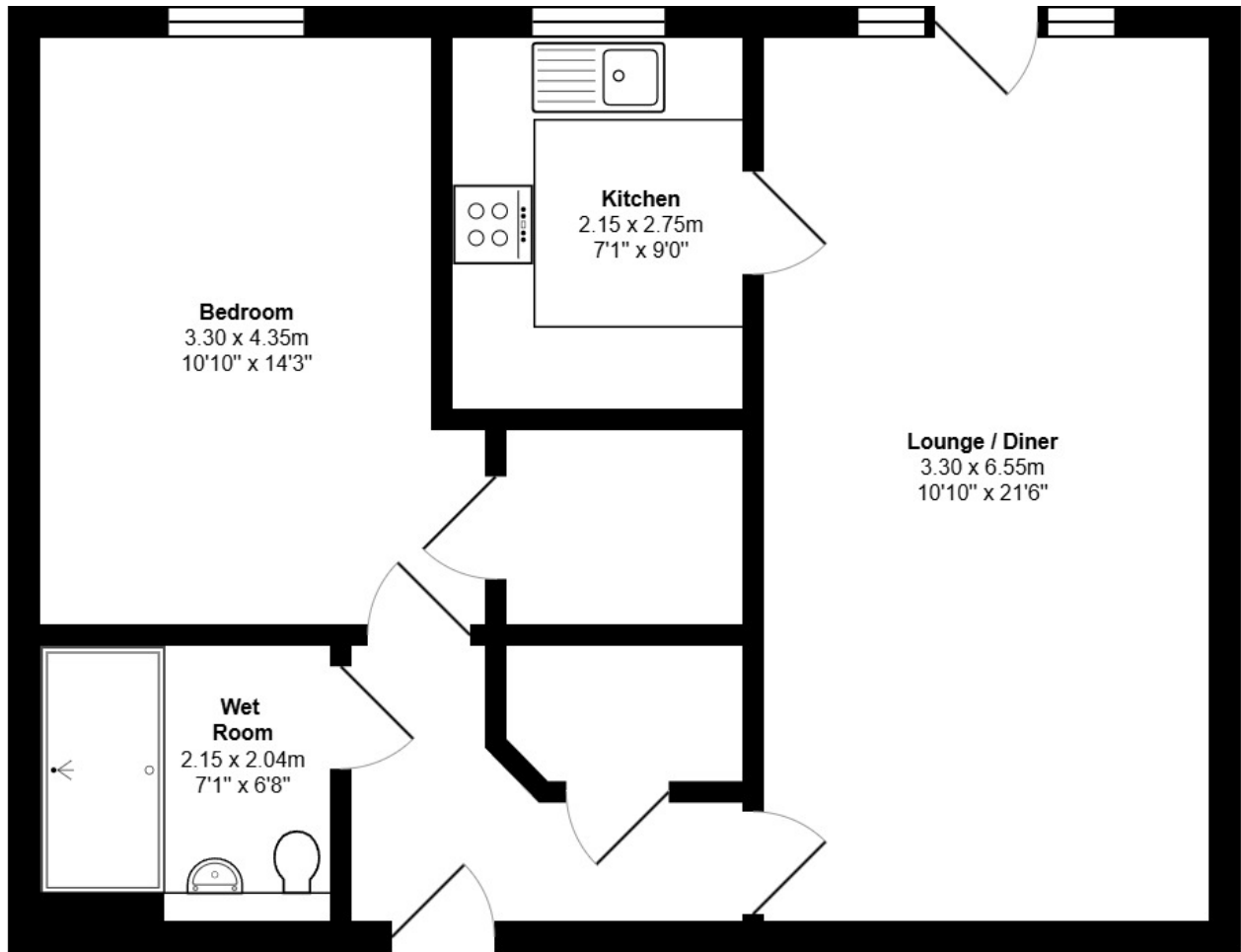


The property is further complemented by an emergency call system, double glazing, electric heating, a secure entry system, residents' parking and well maintained landscaped communal garden grounds. In addition, there is a guest suite for visiting family members. The property is maintained by McCarthy & Stone, with an annual service charge of £2,328. Residents pay their own individual electricity, heating, broadband and council tax.

EXTERNALS

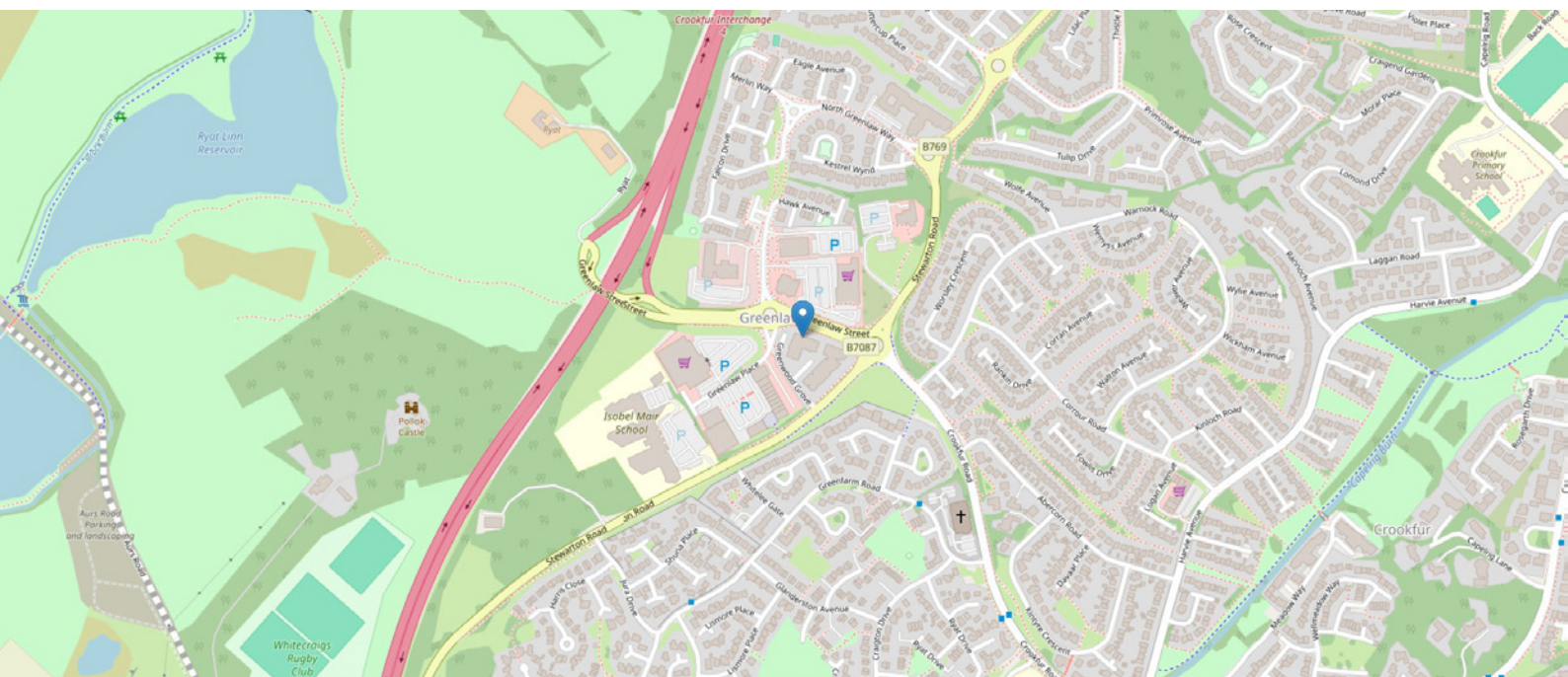


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 56m² | EPC Rating: C



THE LOCATION

Location is crucial when it comes to selecting a place to retire. Newton Mearns is a thriving town with a wide and growing range of local amenities, and Greenwood Grove West, on Stewarton Road, can certainly claim to enjoy an enviable setting within it. Easy access to the M77 and fast links to Scotland's main motorway network, along with close proximity to Whitecraigs Station, commuting is quick and convenient by car, bus or train.





There are excellent shopping opportunities at The Avenue shopping centre at Mearns Cross. A hidden gem for shopaholics and those who want to avoid the impersonal sprawl of many larger shopping centres, The Avenue includes bistros, a coffee shop, a supermarket and M&S food store, Boots the chemist, banks, travel agents, newsagents, and both high street and luxury fashion outlets. Silverburn – Scotland's largest shopping complex – is just three miles away and offers a 24-hour Tesco Extra, Debenhams and Marks & Spencers, to name just a few of the 100-plus high street names.

There is an abundance of golf clubs close by - Whitecraigs, Eastwood 12 and East Renfrewshire among them – and Parklands Country and Leisure Club and the renowned Rouken Glen Park are also nearby. Providing leisure activities for all the family, Eastwood High Sports Centre and Eastwood Park Leisure Centre, both 5 minutes' drive away, together offer four-court sports halls, a swimming pool, fitness/dance studio, synthetic football and hockey pitches, athletics track, and a games hall.



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