



I Shaw Court  
Newton Mearns, G77 5GH

pattison&co



OFFERS OVER £79,000



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Pattison and Company are pleased to offer this delightful ground floor, main door retirement flat situated in the ever popular Shaw Court, part of the larger Homeshaw House development.. The property comprises of a long entrance hallway with two large storage cupboards. The bright and spacious living room provides ample space for dining and gives access to the kitchen which hosts a good range of floor and wall mounted units along with integrated oven, hob, fridge and freezer. There is a generous sized double bedroom which comes complete with built in mirrored wardrobes, and finally a shower room with heated towel rail, tiling and large shower enclosure. The property is further complemented by double glazing and electric heating. The property also benefits from well-maintained landscaped communal garden grounds, private resident's parking facilities, residents lounge and an in-house manager. The property is maintained by James Gibb Factors. This retirement property is only suitable for certain buyers.

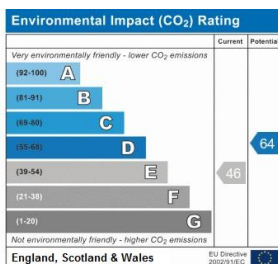
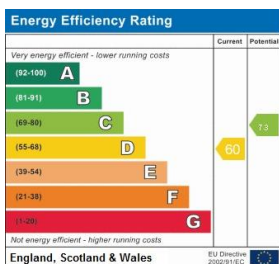
Newton Mearns is acknowledged for the high standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Shaw Court is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park and is with walking distance to the local shops, restaurants and healthcare facilities on Mearns Road and Broom Park. 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 beautiful Ayrshire coast.





All room measurements are taken from the longest and widest points:-

Hallway	6.30m x 3.50m
Living Room	4.00m x 4.30m
Kitchen	3.10m x 2.50m
Bedroom	3.40m x 3.74m
Shower Room	1.90m x 1.99m



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Total area: approx. 57.7 sq. metres (621.4 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.