



APARTMENT 3, 1 BARCAPEL AVENUE

NEWTON MEARNS

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3 | BEDROOMS

2 | BATHROOMS

1/2 | PUBLIC ROOMS

Luxury ground floor apartment within this admired and highly private development.

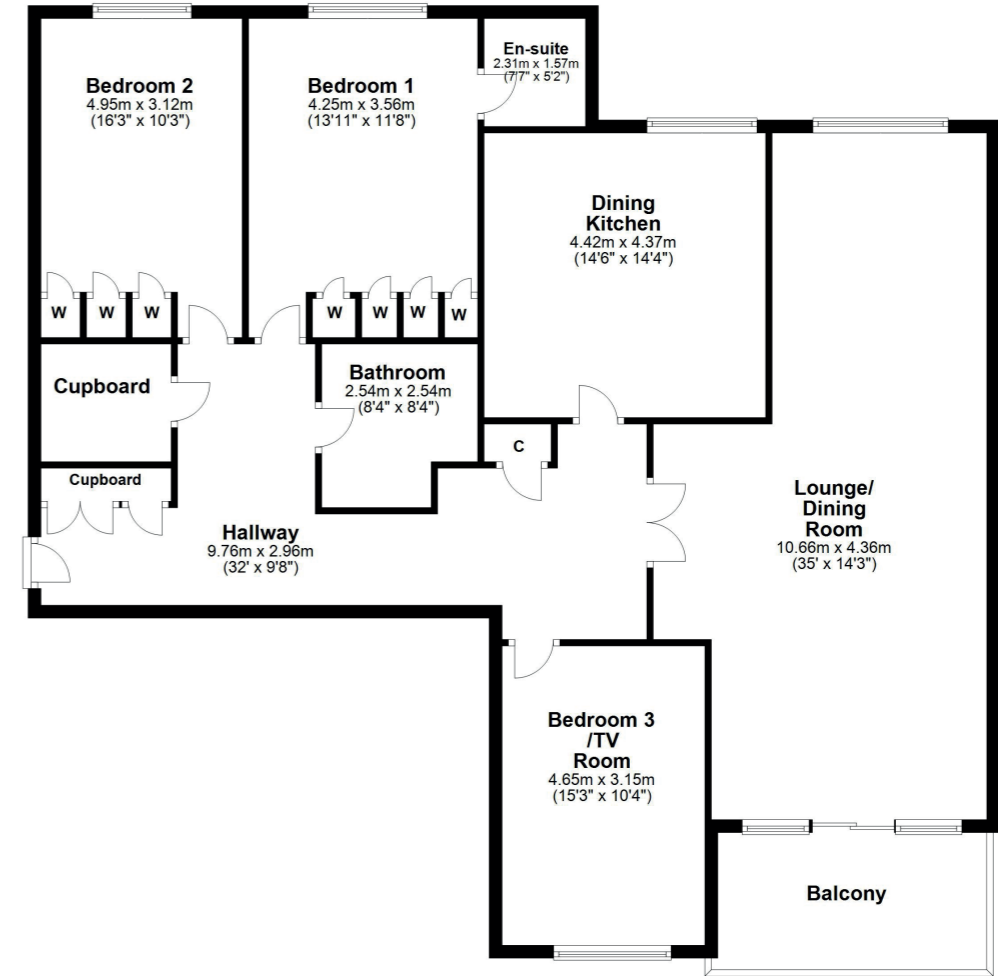
This extremely spacious luxury apartment enjoys a lovely ground floor position and enjoys wonderful views over professionally maintained landscaped gardens that extend to approximately 1.5 acres or thereby.

Barcapel is accessed via a private road and offers outstanding privacy and seclusion yet is well located for many of Mearns amenities.

The apartment extends to approximately 1700 square feet and offers outstanding internal floor space and storage and there is a large south facing balcony/terrace provided. Security entrance gives access into a residents' lobby with access to this flat, a magnificent reception hallway with generous storage and the hallway gives open access to a 35 foot dual aspect lounge/dining room with sliding double glazed doors onto balcony, large dining sized kitchen with a range of integrated appliances, principal bedroom with built in storage and en-suite bathroom, two further double bedrooms (one of which could be used as a sitting room) and main family bathroom. Specification includes gas central heating system, double glazed windows, and security alarm system.

There is generous residents' parking provided and the flat also has one private lock up garage and a single car port adjacent. Barcapel residents also benefit from the unique asset/ownership of 11.4 acres of woodland walk and amenity grounds in addition to the gardens.





Newton Mearns is one of the most sought after suburbs within the south side of Glasgow. The property is superbly placed for a wide range of amenities and indeed nationally recognised schooling. The property is a short distance away from excellent shopping at The Avenue at Mearns Cross. There are an abundance of sports and recreational facilities found within the district which include excellent golf courses, parks, tennis clubs and there are a variety of country pursuits found nearby at Hazeldene. The local train station is Patterton Station.

NM4137 | Sat Nav: 1 Barcapel Avenue, Newton Mearns, G77 6QJ

For the full home report visit www.corumproperty.co.uk

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



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YOUR FUTURE



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