

Flat C, 2 Ramsay Court, Newton Mearns, Glasgow, G77 5DJ

Offers Over £255,000





MQ are delighted to present to the market this rarely available, well presented and well proportioned preferred first floor luxury apartment situated within a sought after "Dickie" built development. The accommodation comprises: Reception hallway, bright, spacious lounge with double glazed patio doors leading to a balcony, large well appointed fitted kitchen with appliances, two double bedrooms with built-in wardrobes, and a partially tiled shower room. The subjects benefit from a wet electric central heating, double glazing, a secured video door entry system, allocated private residents and visitors parking bays, well maintained lawned communal gardens which further benefit from outstanding open woodland, burn and waterfall views. Ramsay Court also has an allocated garage. Early internal viewing of this lovely apartment is essential!

Part Exchange is available

RECEPTION HALL

Welcoming, bright and well proportioned reception hallway entered through a timber paneled door. Access to all apartments from the hallway. Wall mounted secured door entry phone and hardwood finishes throughout.

LOUNGE

16' 11" x 13' 3" (5.17m x 4.06m) The lounge is extremely spacious and open with patio doors leading to a generous balcony area at the front of the property. There are wall mounted wall lights to the side of the electric fireplace. A wide archway leads into the dining room. The lounge is finished with hardwood finishes.

DINING ROOM

13' 9" x 8' 10" (4.2m x 2.7m) The dining room is spacious with ample space for entertaining family and friends. Hardwood finishes finish the dining room off.



KITCHEN

8' 8" x 16' 10" (2.65m x 5.15m) Fantastic, bright, well appointed kitchen with rear facing and double-glazed window from which you have the gorgeous woodland view and the sound of the stream. Boasting an extensive range of quality fitted base and wall mounted units with quality granite worksurfaces, pelmet lighting and twin inset stainless steel sinks with mixer tap. The kitchen has an integrated double electric oven and microwave, ceramic electric hob with extractor hood. In addition, there is an integrated dishwasher, fridge/freezer and space and plumbing for a washing machine and a tumble dryer. The kitchen also has an extremely well sized and very handy pantry. Finished off with ceramic tile flooring.

MASTER BEDROOM

16' 2" x 11' 5" (4.95m x 3.49m) The master bedroom comprises of rear facing, double glazed windows overlooking the woodland. There is a large, well appointed full-length built-in wardrobe space.

BEDROOM 2

9' 2" x 13' 3" (2.81m x 4.04m) Bedroom 2 is another well proportioned room benefiting from two built in wardrobe areas providing ample storage space. It has rear facing, double glazed windows overlooking the woodland outside and beyond.

BATHROOM

6' 0" x 8' 0" (1.84m x 2.44m) The bathroom comprises of a fully tiled shower enclosure, low flush W.C, and pedestal wash hand basin. It also benefits from large built-in vanity storage unit with a wall mounted mirror above. Finished off with ceramic tile flooring and a chrome heated towel rail.

GARDENS

Ramsay Court benefits from well maintained communal, landscaped grounds which comprise of lawned areas and heath beds to the front and side of the property. The rear of the property leads off to stunning woodland and a stream with a picturesque waterfall.







LOCATION

Newton Mearns provides the highest standards schooling at all level, local amenities and an array of healthcare centres, banks, libraries and a broad range of supermarkets, boutique shops and restaurants including the Avenue shopping centre, Greenlaw retail park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants. Silverburn Shopping Centre is only a short distance away. Local sports and recreational facilities include Parklands Country Club, David Lloyd gym, Whitecraigs, Bonnyton and East Renfrewshire golf clubs. There is a main bus route on nearby Ayr Road. For the commuter the M77 and the Southern Orbital network are in close proximity making it an ideal location for travelling and you are a short drive away from Glasgow, Ayrshire, Lanarkshire and beyond.

VIEWING

Early internal viewing of this spacious family home is imperative to fully appreciate the level of accommodation on offer! MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.00am - 7pm to arrange your viewing or valuation appointment.





Call free on 0800 074 8585

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