



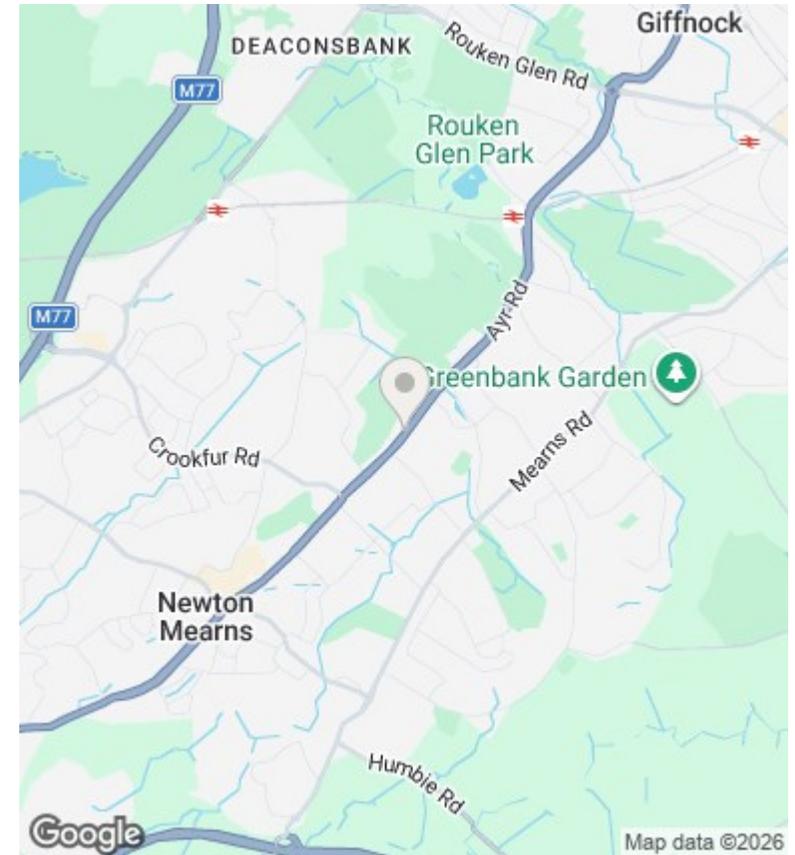
## 138A Ayr Road, Newton Mearns, Glasgow, G77 6EG

Offers Over £225,000

- Maisonette Flat with views overlooking Whitecraigs Golf course
- Large roof terrace
- Kitchen with breakfast bar
- EER Band D
- 3/4 Bedrooms
- Private Garage
- Family bathroom and separate downstairs wc
- 1/2 public rooms
- Main door access
- Superb storage throughout



**TOTAL: 1493 sq. ft, 138 m2**  
 1st floor: 187 sq. ft, 17 m2, 2nd floor: 1306 sq. ft, 121 m2  
 EXCLUDED AREAS: STORAGE: 11 sq. ft, 1 m2, WALLS: 107 sq. ft, 11 m2  
Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

## Council Tax Band

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	