



17 Cheviot Drive, Newton Mearns

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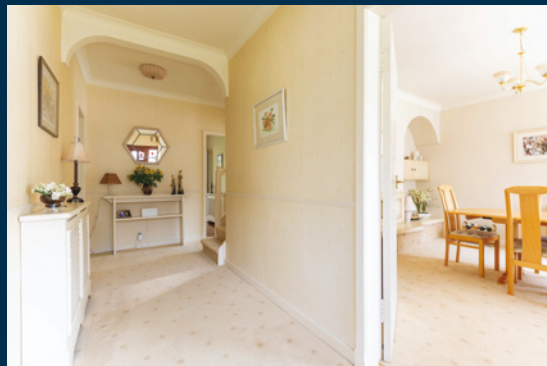
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Situation

A hugely popular suburb, Newton Mearns is located approximately 9 miles from Glasgow City Centre. 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 Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart and Whitecraigs Golf Clubs, several private bowling and tennis clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Mearns Castle and St. Ninians High Schools.









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Description

A detached bungalow located within this popular residential enclave of Newton Mearns and well placed for amenities in the surrounding area.

The property affords flexible accommodation arranged over two floors and comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway with staircase to upper floor. Sitting room overlooking the front garden. Dining room/bedroom. Family room, with French doors to the conservatory. Refitted modern kitchen, with a range of wall mounted and floor standing units, which affords access to the rear garden. Bedroom one with fitted wardrobes. A house bathroom completes the ground floor accommodation.

First Floor: Bedroom and large eaves storage.

The property is further complemented by gas central heating and double glazing. Private front and rear garden with decked terrace ideal for entertaining. Driveway offering off street parking leading to a tandem detached garage.





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Approximate gross internal area 1,547 sq ft - 144 sq m

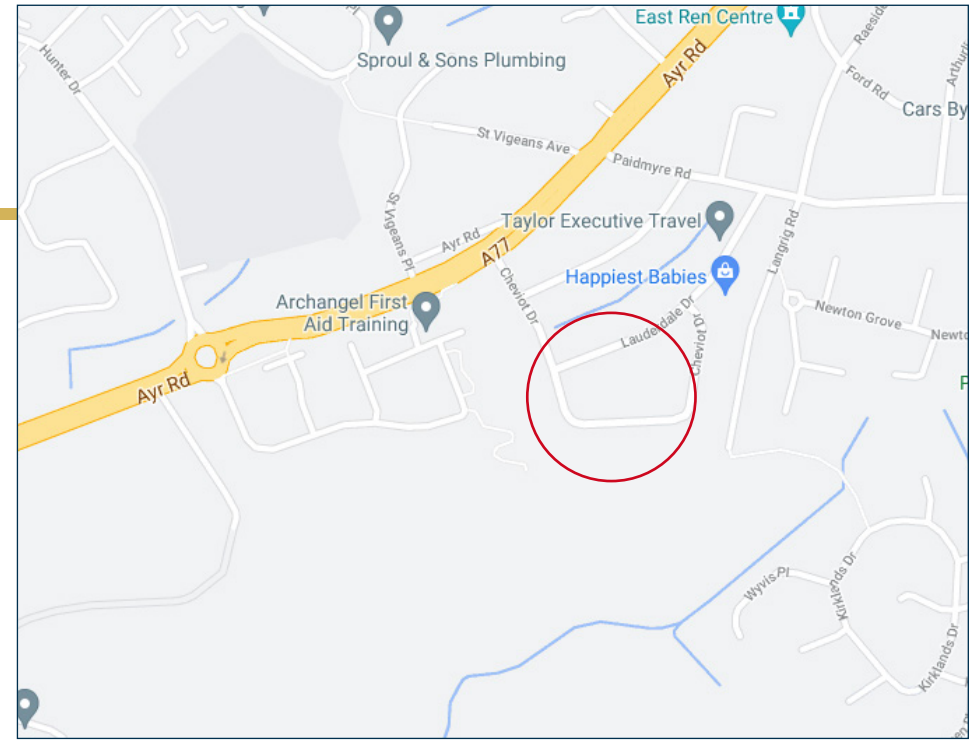


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Band F

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park, Rouken Glen Road
Giffnock, G46 6UG
Tel: (0141) 577 3000

Property Reference 1933

1 Helena Place, Clarkston G76 7RB

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