



6 Katrine Drive, Newton Mearns

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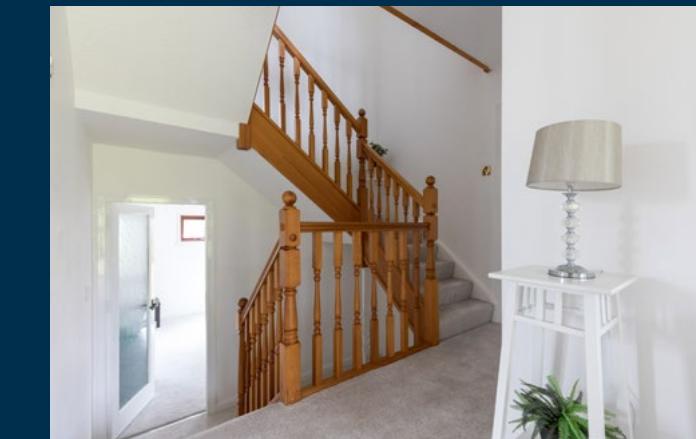
Situation

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 beautiful Ayrshire Coast.

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants, including the Coop on Broom Road East, The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro, Broomburn Park and local shops at the Broom.

A hugely popular suburb, Newton Mearns is a welcoming, family friendly town, with a fantastic, lively and inclusive community. If you choose to live in Newton Mearns, you will have access to some of Scotland's highest attaining primary and secondary schools, including Kirkhill Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Giffnock and Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.









Description

A detached villa, set within generous garden grounds, located in continually popular cul de sac of only seven homes, just off Laigh Road, close to local amenities, schooling and transport links.

Internally the property provides flexible split level accommodation, well designed for family living, comprising:

Ground Floors: Welcoming reception hallway with staircase to lower and upper floors. Spacious and bright sitting room with patio doors opening to garden. Dining room. Kitchen with a range of wall mounted and floor standing units and complementary worktops. Family room/ bedroom four. Guest WC.

Upper Floors: Bedroom one with fitted wardrobes and ensuite shower. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes, in turn affording access to a study/ dressing room. The house bathroom, with three piece suite completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well-tended and generous gardens, enclosed to the rear. A driveway to front of the property provides off street parking and leads to a single garage.

The grounds would allow further development subject to the relevant consents, if desired.













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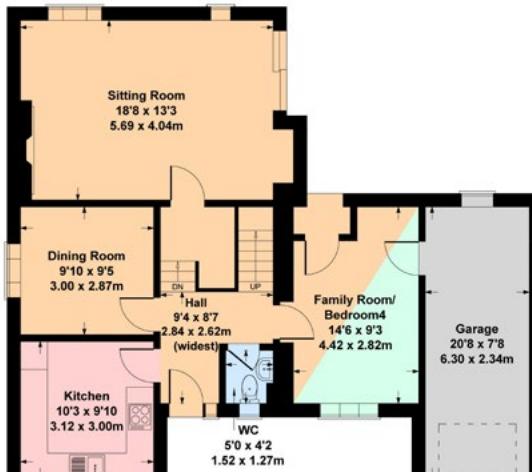


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Approximate gross internal area Main House = 1,406 sq ft - 130 sq m

Garage = 155 sq ft - 14 sq m

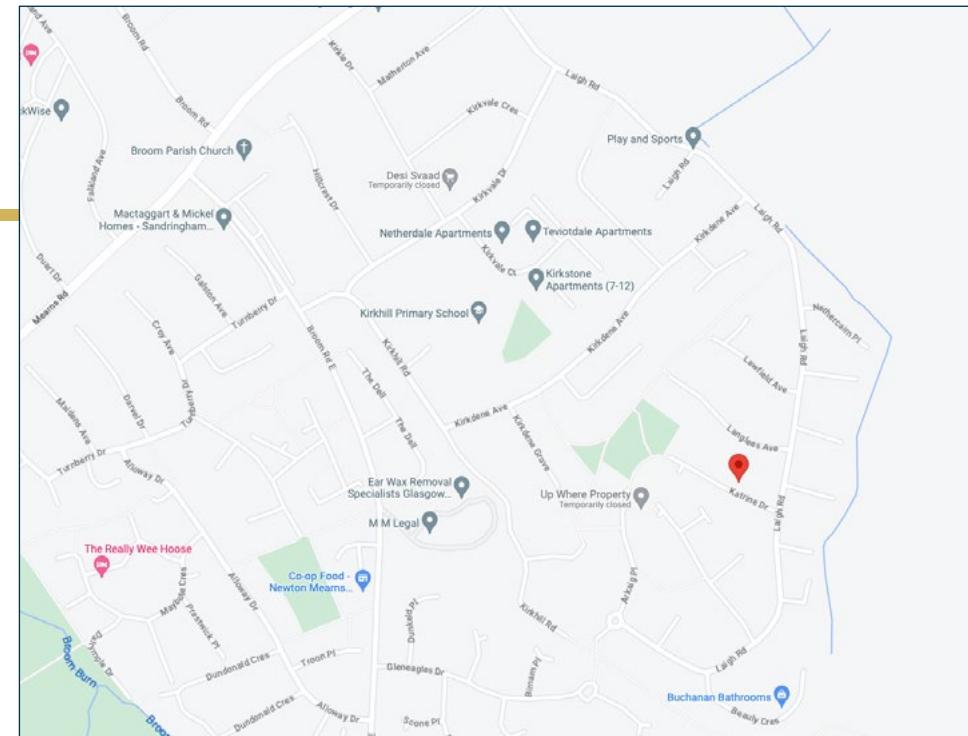
Total = 1,561 sq ft - 144 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting 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. 2023

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
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Energy Efficiency Rating

Band D

Services

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

Local Authority

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

Fixtures and Fittings

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

Property Reference

2921

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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