



7 Craighton Drive, Newton Mearns

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Situation

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. Newton Mearns is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.

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 Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling clubs and Whitecraigs tennis club. 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 well presented and spacious, four bedroom detached villa, extremely well located for amenities within the surrounding district.

Internally the property provides flexible accommodation formed over two levels, well designed for family living. The accommodation comprises:

Ground Floor: Entrance hallway with storage and a Guest WC. Spacious and well presented sitting room , overlooking the front gardens, with a feature fireplace. Dining room. Well appointed and refitted kitchen equipped with a full complement of floor and wall mounted cabinets and complementary worktops. The kitchen provides access to the rear garden.

First Floor: Bedroom one with fitted wardrobes and an ensuite shower room. Bedroom two and bedroom three with fitted wardrobes. Bedroom four. Refitted house family bathroom with three piece suite.

The property is further complemented by gas central heating and double glazing. The landscaped garden grounds provide privacy and shelter, with patio areas, ideal for entertaining. The driveway provides ample off street parking leading to a detached double garage.







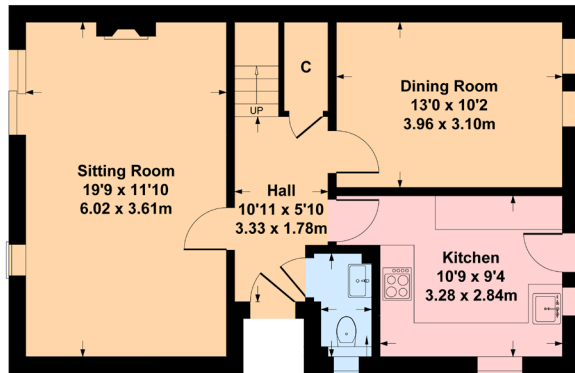
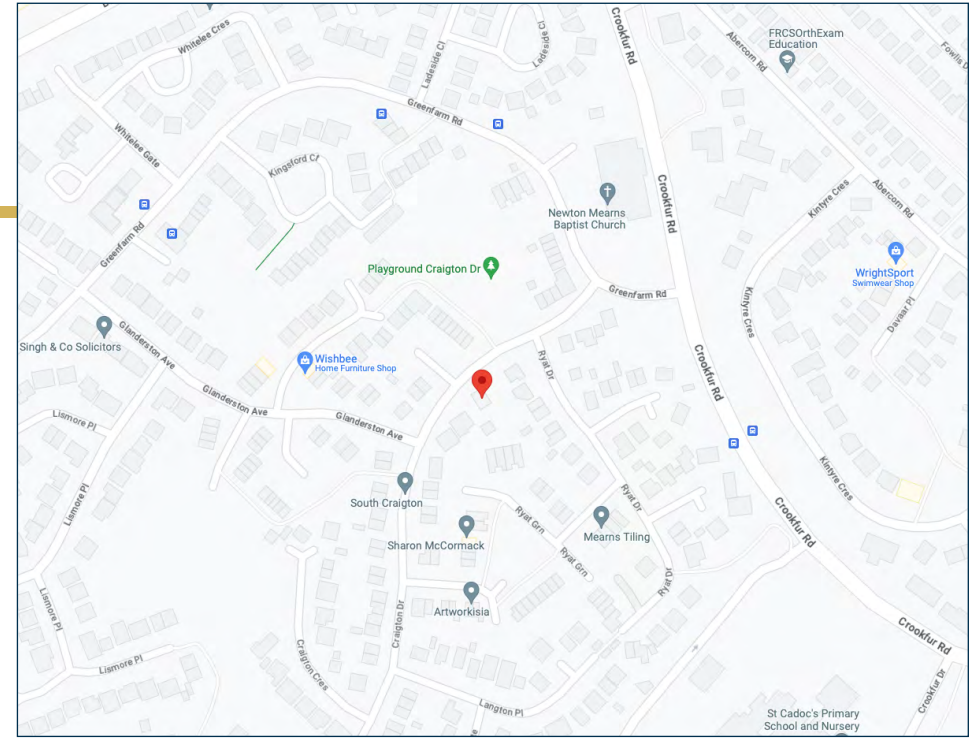


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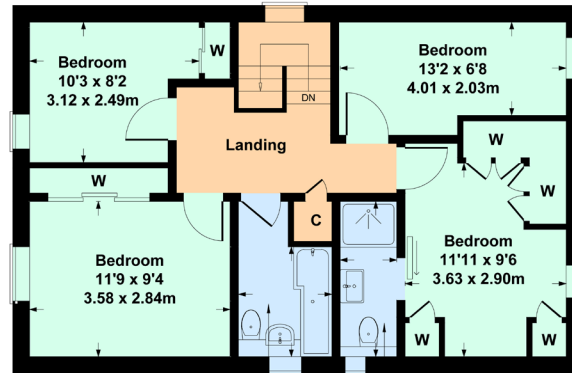
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Approximate gross internal area 1233 sq ft - 115 sq m



GROUND FLOOR

WC
5'6 x 3'8
1.68 x 1.12m



FIRST FLOOR

Bathroom
6'2 x 5'3
1.88 x 1.60m

En-suite
8'7 x 3'2
2.62 x 0.97m

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

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 2959

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

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