



7 Maidenhill Grove, Maidenhill, 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, including the new Maidenhill Primary School and Nursery, Mearns Castle and St. Ninian's High Schools. Maidenhill is also within easy reach of the private Belmont House School and several 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. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and Whitecraigs tennis and rugby 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









## Description

A virtually brand new and well presented three bedroom semi detached villa, built by Taylor Wimpey, located within the new and popular Maidenhill development.

The 'Chalmers' house style, provides flexible accommodation throughout and comprises:

Ground Floor: Welcoming reception hall with guest WC. Well presented sitting room with French doors to the rear patio and garden. Dining room, previously the single integral garage. Well appointed breakfasting kitchen with a range of wall mounted and floor standing units, complementary granite worktop surfaces and integrated appliances.

First Floor: Bedroom one with fitted wardrobes and attractive ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three. A well appointed house bathroom completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well tended landscaped gardens, providing privacy and shelter, ideal for entertaining. A driveway provides off street parking. For added peace of mind, the property benefits from the balance of the NHBC Guarantee.











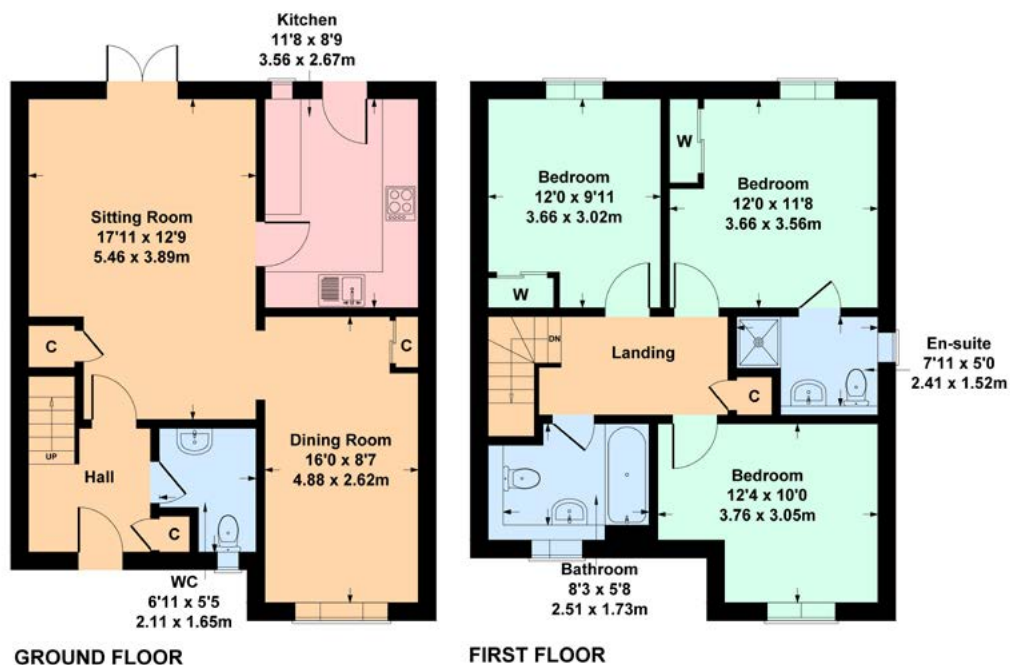


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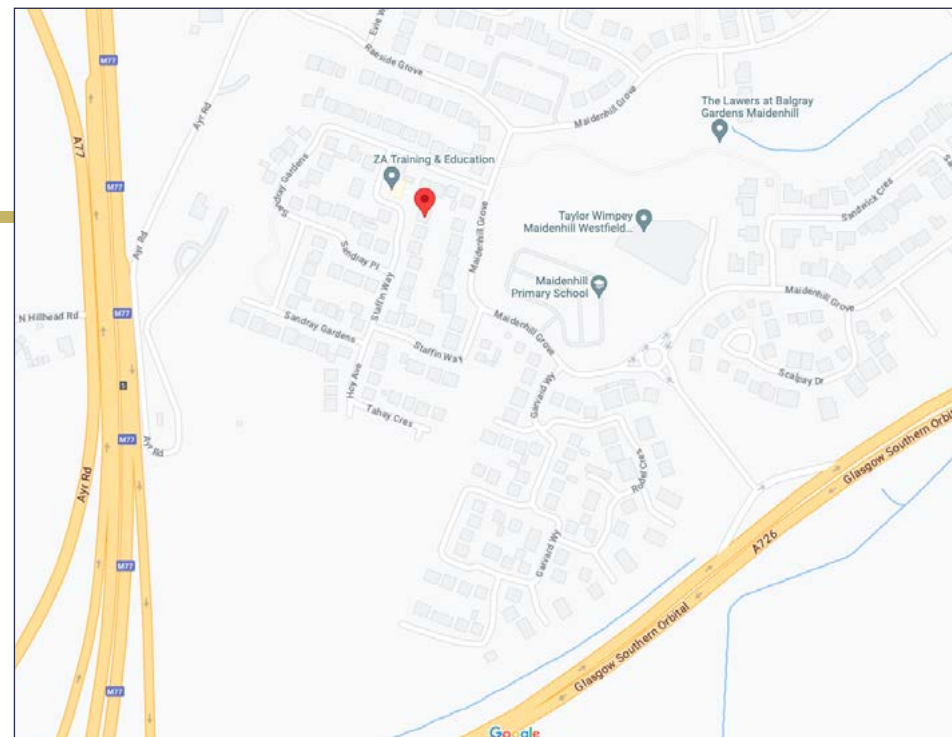
Approximate gross internal area 1146 sq ft - 106 sq m



### 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

### Outgoings

East Renfrewshire Council.

Band E

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band

### 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 2936

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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