



11 Sandray Gardens, Maidenhill, 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 Southern 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.

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 St Clare's, Maidenhill Primary School and Nursery, Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools. Mearnskirk is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks, library, restaurants, boutique shops and a range of supermarkets. Only a short distance away The Avenue Shopping Centre. The Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants and Silverburn Shopping Centre are only a short drive from the property.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs 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 beautifully presented and spacious four bedroom detached villa, built in 2019 by Taylor Wimpey, located within the popular Maidenhill development.

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

Ground Floor: Welcoming reception hall with guest WC. Well presented sitting room. The dining room is on an open plan arrangement to the kitchen. Well appointed and upgraded, breakfasting kitchen fitted with a range of wall mounted and floor standing units, complementary worktop surfaces and integrated appliances. Separate utility room. The kitchen, in turn provides access to the patio and rear garden.

First Floor: Upper landing. Generous principal bedroom with fitted wardrobes and an attractive ensuite shower room. Bedroom two and bedroom three with fitted wardrobes. Bedroom four. The house bathroom with separate shower enclosure completes the accommodation.

The property is further complemented by gas central heating and double glazing throughout. Well tended landscaped south facing gardens, providing privacy and shelter, ideal for entertaining. A driveway provides off street parking and leads to a single integral garage.

For added peace of mind, the property benefits from the balance of the NHBC Guarantee.













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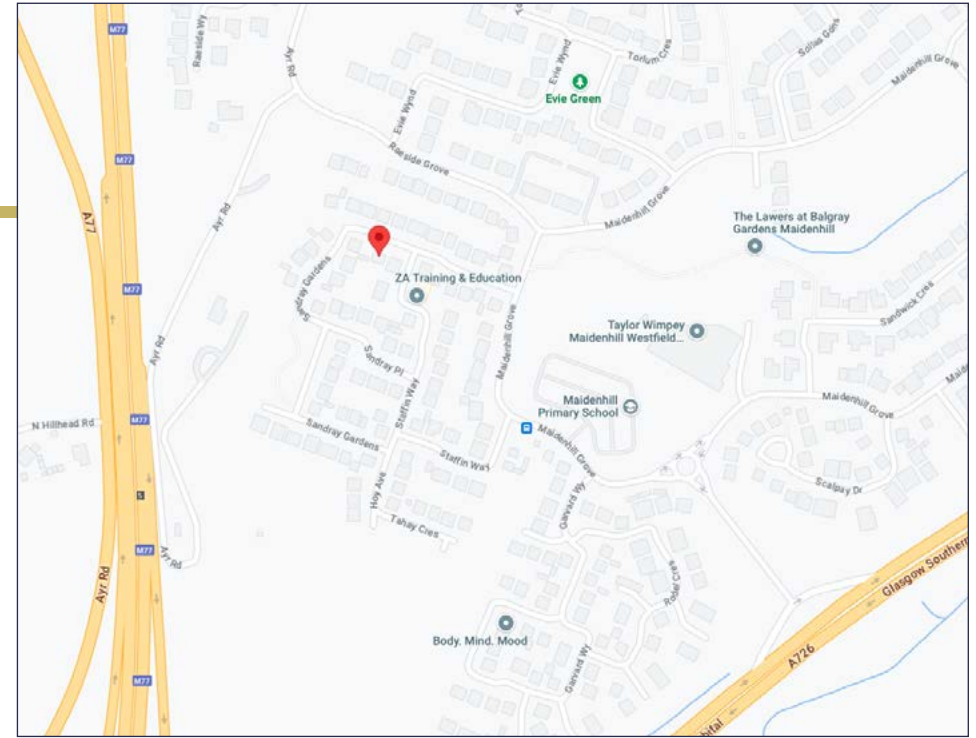
Approximate gross internal area
Main House 1447 sq ft - 134 sq m
Garage 150 sq ft - 14 sq m
Total 1597 sq ft - 148 sq m



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 G

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
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference 2977

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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