



20 Lady Glen Place, 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 Eastwood High and St. Ninian's High Schools.

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.

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 drive away are Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants and Silverburn Shopping Centre.

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, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.









Description

A well presented four bedroom mid terrace townhouse, built by Taylor David Wilson Homes in 2022, located within the popular development, close to Mearns Cross and The Avenue.

This accommodation is formed over three levels and comprises:

Ground Floor: Welcoming reception hall with guest WC and store cupboard. Well presented sitting /dining room with French doors opening to enclosed rear garden. Well appointed kitchen with a range of wall mounted and floor standing units, integrated appliances, and complementary worktop surfaces.

First Floor: Upper landing with window to front. Bedroom one with fitted wardrobes and enjoying views to the rear of the property. Bedroom two with fitted wardrobes. Well appointed house bathroom separate shower enclosure.

Second Floor: Landing with window and eaves storage. Bedroom three. Bedroom four with fitted wardrobes. Bedroom three and four provide eaves storage and commanding far reaching views over Glasgow and hills beyond. An attractively fitted shower room completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well kept garden grounds. Two allocated parking spaces.

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











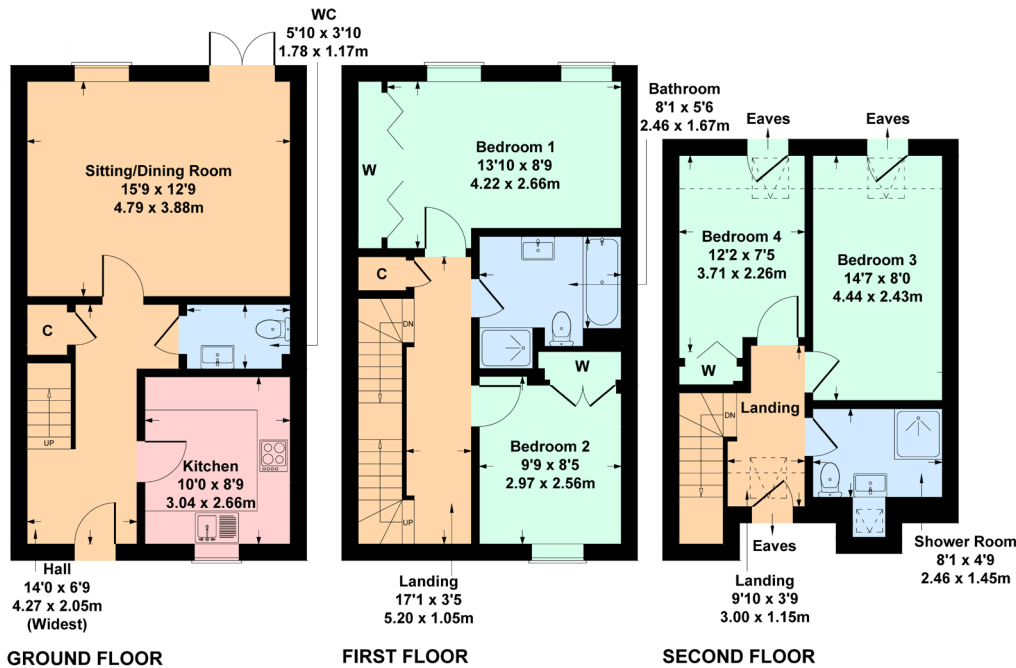
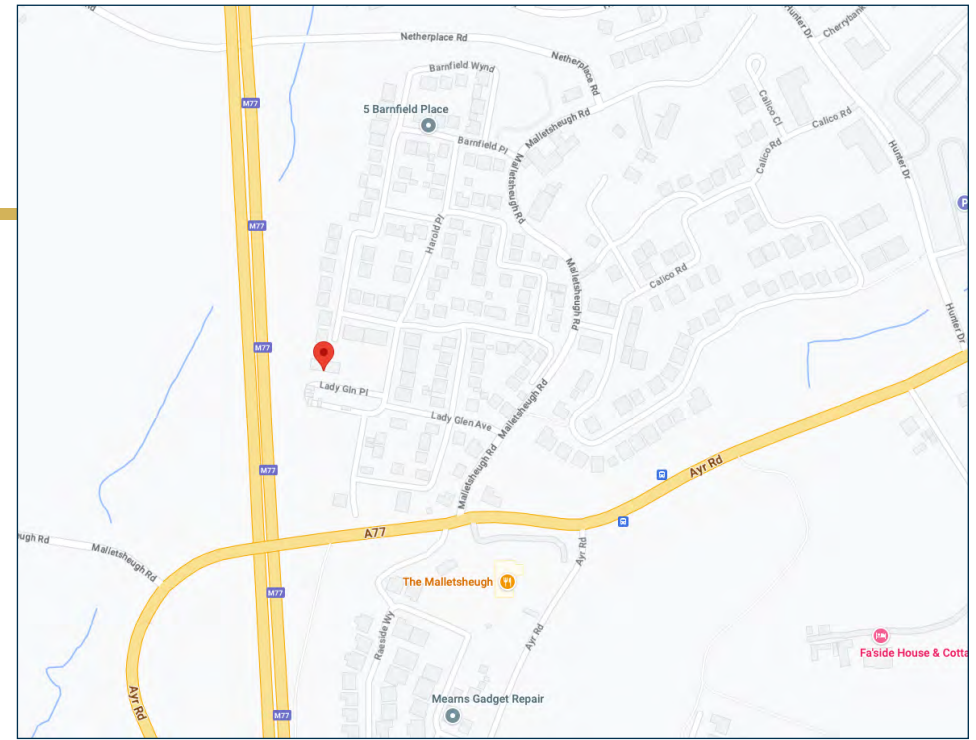


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20 Lady Glen Place, Newton Mearns G77 6WJ

Approximate gross internal area 1206 sq ft - 112 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 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 2984

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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