



3 Naproch 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 Kirkhill Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle 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 the 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 Coop on Broom Road East, The Avenue Shopping Centre and The Greenlaw Retail Park which includes Waitrose, Aldi and Tesco Metro, Broomburn Park and local shops at the Broom.

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 two bedroom chalet style, detached Mactaggart & Mickel villa, set within well tended and private garden grounds, close to local amenities and first class schooling.

This family home offers flexible accommodation and comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway with staircase to upper accommodation. Sitting room, overlooking the front of the property. Dining/family room with patio doors to garden, and on an open plan arrangement to the breakfasting kitchen. The kitchen is fitted with a range of wall mounted and floor standing units. Separate utility room, leading to the rear garden and also the car port.

First floor: Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. House shower room completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well kept and private garden grounds, private rear garden with a terrace. A driveway provides off street parking leading to a car port.











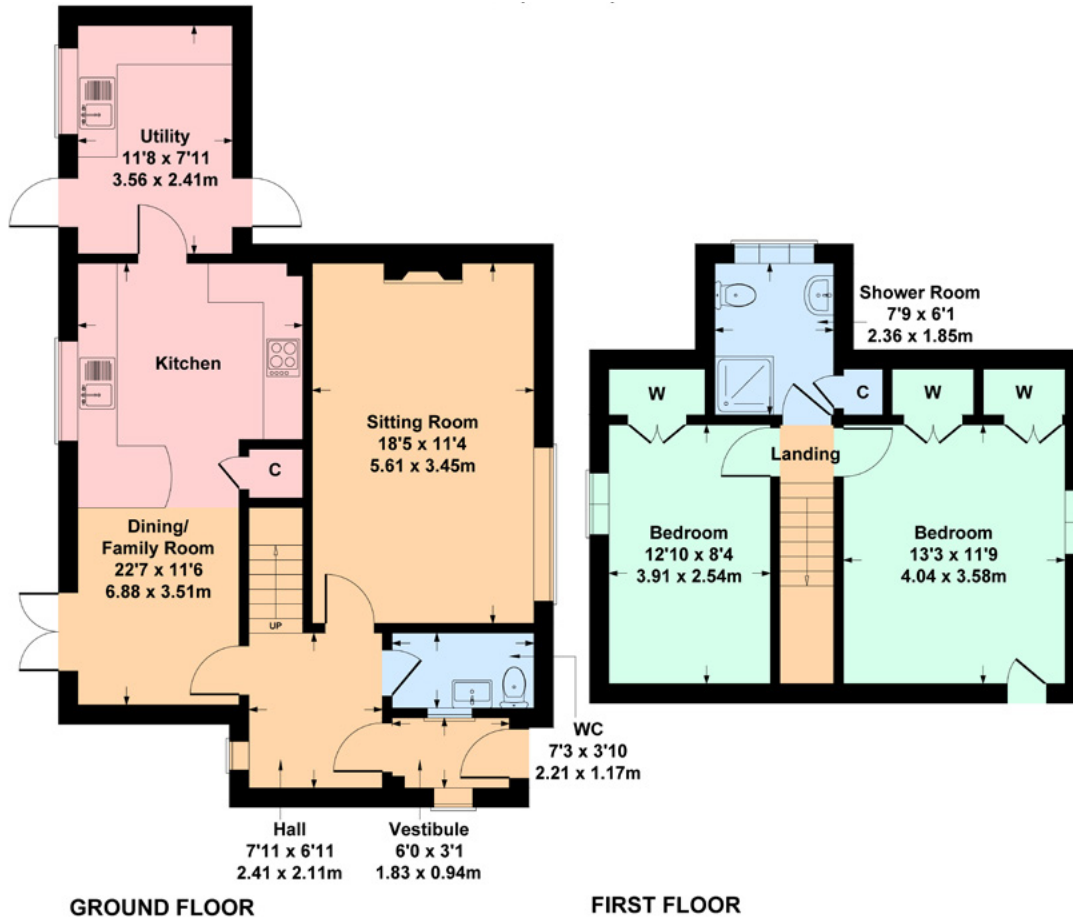


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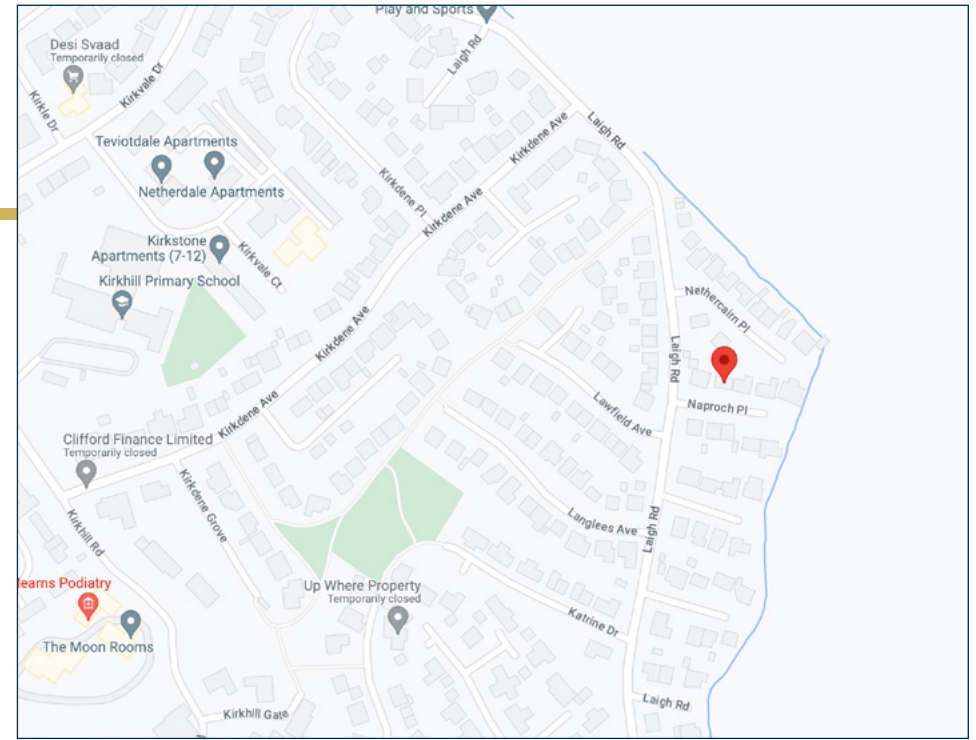
Approximate gross internal area 1,088 sq ft - 101 sq m



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 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, 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

Property Reference 3027

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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