



27 Sollas 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, which is within a five minute walk of the property, 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 five bedroom and three bathroom detached villa, built by Cala Homes, located within the popular Maidenhill development.

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

**Ground Floor:** Welcoming reception hall with guest WC. Well presented and bright 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 Silestone worktop surfaces, integrated appliances and breakfasting island. Separate utility room with internal courtesy door to the garage. The kitchen, in turn provides access via bi-folding doors to the patio and rear garden.

**First Floor:** Upper landing with a window, for natural light. Principal bedroom with fitted wardrobes and an attractive ensuite shower room. Bedroom two with fitted wardrobes and an ensuite shower room. Bedroom three and bedroom four, both with fitted wardrobe space. Bedroom five. The house bathroom with separate shower enclosure completes the accommodation.

The property is further complemented by gas central heating, double glazing throughout, hard wooden flooring with an extended guarantee throughout and external sofit downlights. Well tended landscaped gardens, providing privacy and shelter, with an extended patio area ideal for entertaining. A driveway provides ample off street parking and leads to a single integral garage. Further visitors parking is provided.

For added peace of mind, the property benefits from the balance of the NHBC Guarantee and approximately 8 months remaining for the builders warrantee.













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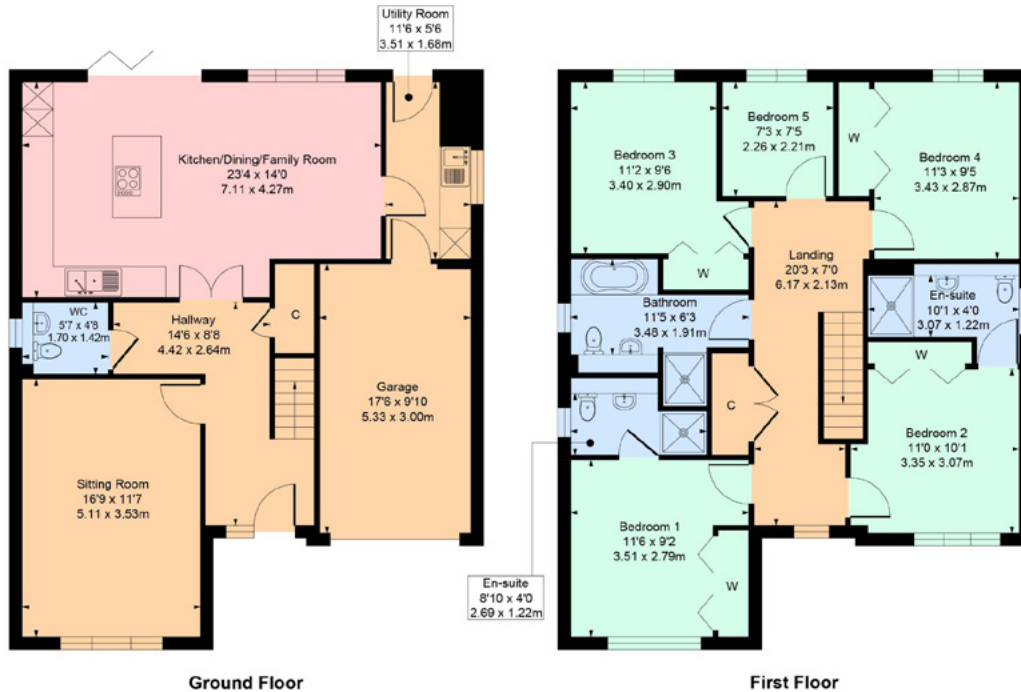
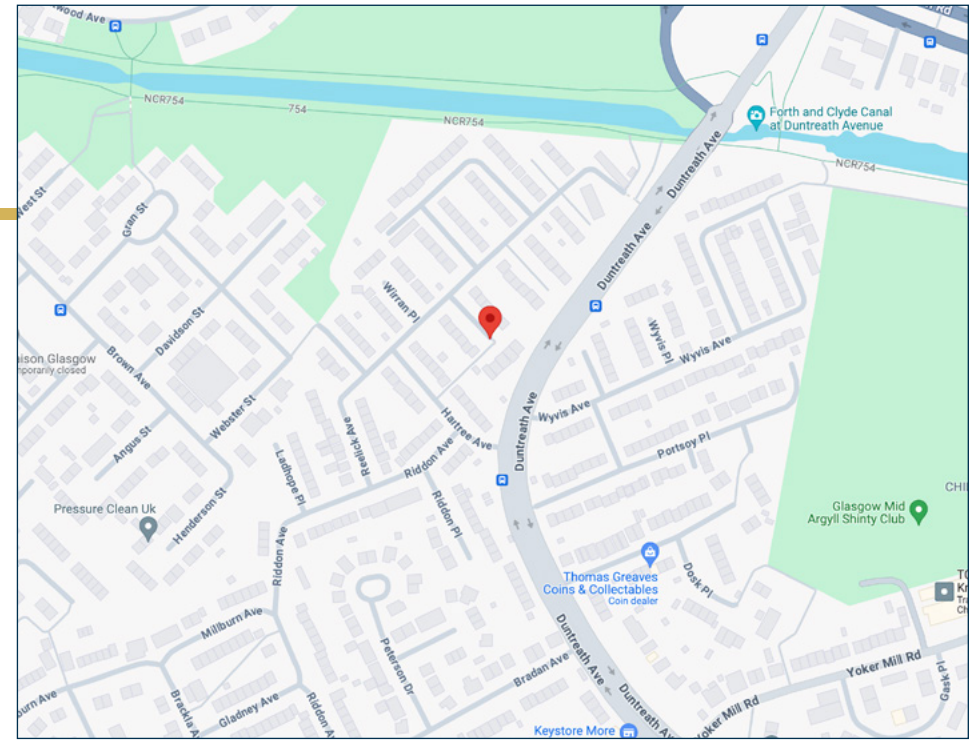


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### 27 Sollas Gardens, Maidenhill, Newton Mearns G77 5XD

Approximate gross internal area  
Main House = 1,679 sq ft - 155.9 sq m  
Garage = 172 sq ft - 15.9 sq m  
Total = 1,851 sq ft - 171.8 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. 2024

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 B

#### 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 3096

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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