



56 Tiree Place, Newton Mearns

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Situation

A hugely popular suburb, 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 Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Tiree Place is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including the state of the art Eastwood High School and St Ninians High School.









Description

An upgraded and beautifully presented, three bedroom semi detached villa, well located for amenities within the surrounding district.

Internally the property provides flexible accommodation formed over two levels, well designed for family living.

The accommodation comprises:

Ground Floor: Entrance hallway with staircase to the upper accommodation. Sitting room, overlooking the front of the property. The sitting room is on an open plan arrangement to the dining room, which affords access to the rear garden. Well appointed and contemporary kitchen, equipped with a full complement of floor and wall mounted cabinets and complementary worktops.

First Floor: Bedroom one with fitted wardrobes. Bedroom two with wardrobes. Bedroom three with a cupboard space. Immaculate, and refitted house family bathroom.

The property is further complemented by gas central heating and double glazing. Floored loft with power and lighting. Well tended enclosed rear garden, providing privacy and shelter with external power sockets and external lighting. The driveway provides ample off street parking.









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Approximate gross internal area 808 sq ft - 75 sq m

Kitchen
11'1 x 7'6
3.38 x 2.29m

Bathroom
6'5 x 5'6
1.96 x 1.68m

Dining Room
11'2 x 7'11
3.40 x 2.41m

Bedroom
8'11 x 8'7
2.72 x 2.62m

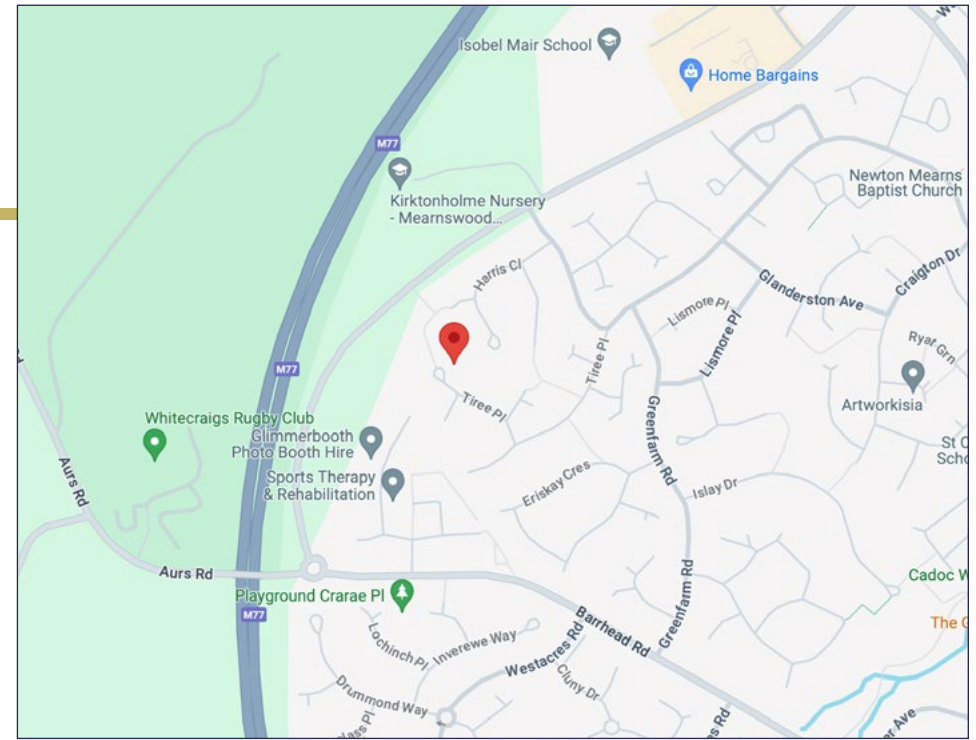
Sitting Room
13'11 x 12'6
4.24 x 3.81m

Bedroom
12'11 x 8'3
3.94 x 2.51m

Bedroom
10'5 x 7'4
3.18 x 2.24m

GROUND FLOOR

FIRST FLOOR



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

Property Reference 3090

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.

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