



20 Balgray Road, Newton Mearns

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Situation

Balgray Road is positioned just off Barrhead Road and is a popular location within Newton Mearns, well placed for local amenities within the surrounding district.

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 beautiful Ayrshire coast. Patterton Train Station is a short distance away.

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 distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn Shopping Centre is only a short drive from the property.

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.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.









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Property Description

An upgraded, extended and well presented three bedroom semi detached villa, located within this popular development, close to local amenities, transport links and favoured East Renfrewshire schooling.

The property has been upgraded and benefits from a front and rear extension, well kept gardens and a generous driveway.

The stylish accommodation is formed over two levels and comprises:

Ground Floor: Generous welcoming reception hall. Bright and spacious sitting room, overlooking the front garden, Family room with feature media wall with acoustic panelling, on an open basis to the dining room, with French doors opening to rear garden. Well appointed refitted kitchen with a full complement of floor and wall mounted cabinets and complementary worktop surfaces. Cloakroom with door to rear and a guest WC.

First Floor: Upper landing. Principal bedroom. Bedroom two. Bedroom three with storage cupboard. The attractively refitted house shower room completes the accommodation.

The property is further complemented by gas central heating and double glazing.

A driveway provides off street parking for several cars and leads to a single garage. Well kept gardens, to the front, side and rear of the property.

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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band E

Fixtures & 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

3322



20 Balgray Road
Newton Mearns
Glasgow G77 6PB

Approx floor area: 109.59 sqm / 1180 sqft
Store: 13.51sqm / 145.47sqft
TOTAL: 123.1 sqm / 1325.3 sqft

Plan produced for Nicol Estate Agents in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.

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. 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.

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