



**55 Alloway Drive, Newton Mearns G77 5TG**

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents



Nicol Estate Agents

## 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.

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 Co-op on Broom Road East, Broomburn Park and local shops at the Broom, The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro.

Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling and tennis clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools. The property is within walking distance to Kirkhill Primary School, St. Clare's Primary School and Mearns Castle High School.









Nicol Estate Agents

## Property Description

Seldom available, a well presented one bedroom semi-detached bungalow, set within well kept garden grounds, built by MacTaggart & Mickel, located within this popular residential pocket of Newton Mearns, and only a short distance to local shops, Broom Park and nearby transport links.

The accommodation comprises:

Entrance vestibule. Bright and spacious sitting/ dining room overlooking the front of the property, on an open plan arrangement to the kitchen. Well-appointed kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Inner hall with loft hatch. Double bedroom with fitted wardrobes overlooking the rear garden. An attractive shower room with three piece suite completes the accommodation

The property is further complemented by gas central heating and double glazing. Floored loft space providing extensive additional storage. Well kept landscaped garden grounds

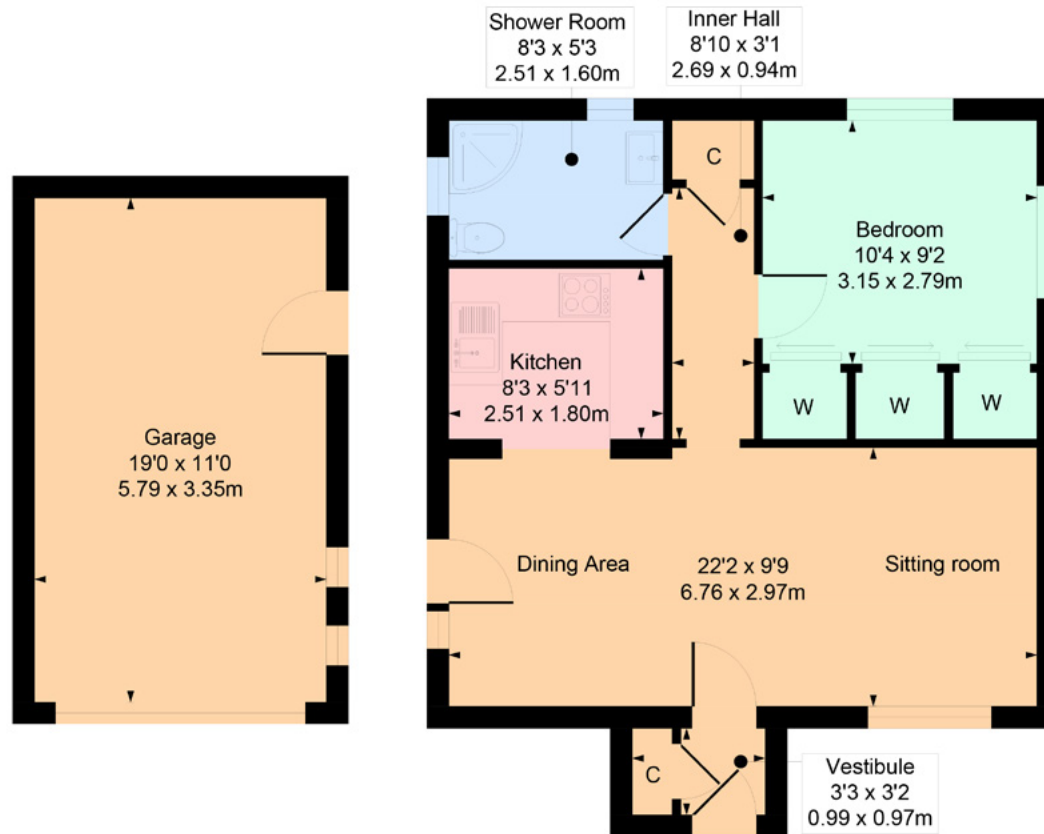
A driveway to the front provides off street parking and leads to a detached garage.



[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)

## 55 Alloway Drive, Newton Mearns

Approximate Gross Internal Area  
Main House 510 sq ft - 47.38 sq m  
Garage 209 sq ft - 19.41 sq m  
Total 719 sq ft - 66.79 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. 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.



Nicol Estate Agents

### Viewing

By appointment through  
Nicol Estate Agents  
Newton Mearns

### Outgoings

East Renfrewshire Council  
Band D

### 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

3340

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G78 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



www.nicolestateagents.co.uk