



**7 Blackfarm Road, Newton Mearns, G77 5HT**

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



Nicol Estate Agents

## Situation

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.

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, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

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 and The Greenlaw Retail Park with Waitrose and Tesco Metro. Broomburn Park and local shops at the Broom are both just a short walk away.

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.







Nicol Estate Agents

## Property Description

An upgraded, extended three bedroom/three public room semi detached villa, located within this sought after residential enclave of Newton Mearns, extremely well located for local schooling, shops and amenities.

The has been upgrade and well maintained by the present owners, set with generous garden grounds. The accommodation if formed over two levels and comprises:

Ground Floor: Entrance vestibule. Reception hall with storage and staircase to upper level. Generous and bright bay window sitting room with fireplace. Dining room, on an open basis to the family room., affording access to the rear garden. Well appointed refitted kitchen with a full complement of wall mounted and floor standing units and complementary worktop surfaces

First Floor: Upper landing with storage, affording access to three bedrooms. Bay window bedroom one with fitted wardrobes. Bedroom two. Bedroom three. The refitted house bathroom competes the accommodation.

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

Well-tended and landscaped generous gardens, enclosed garden to the rear. There is a driveway to the side of the property and provides off street parking and leads to a single garage.



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







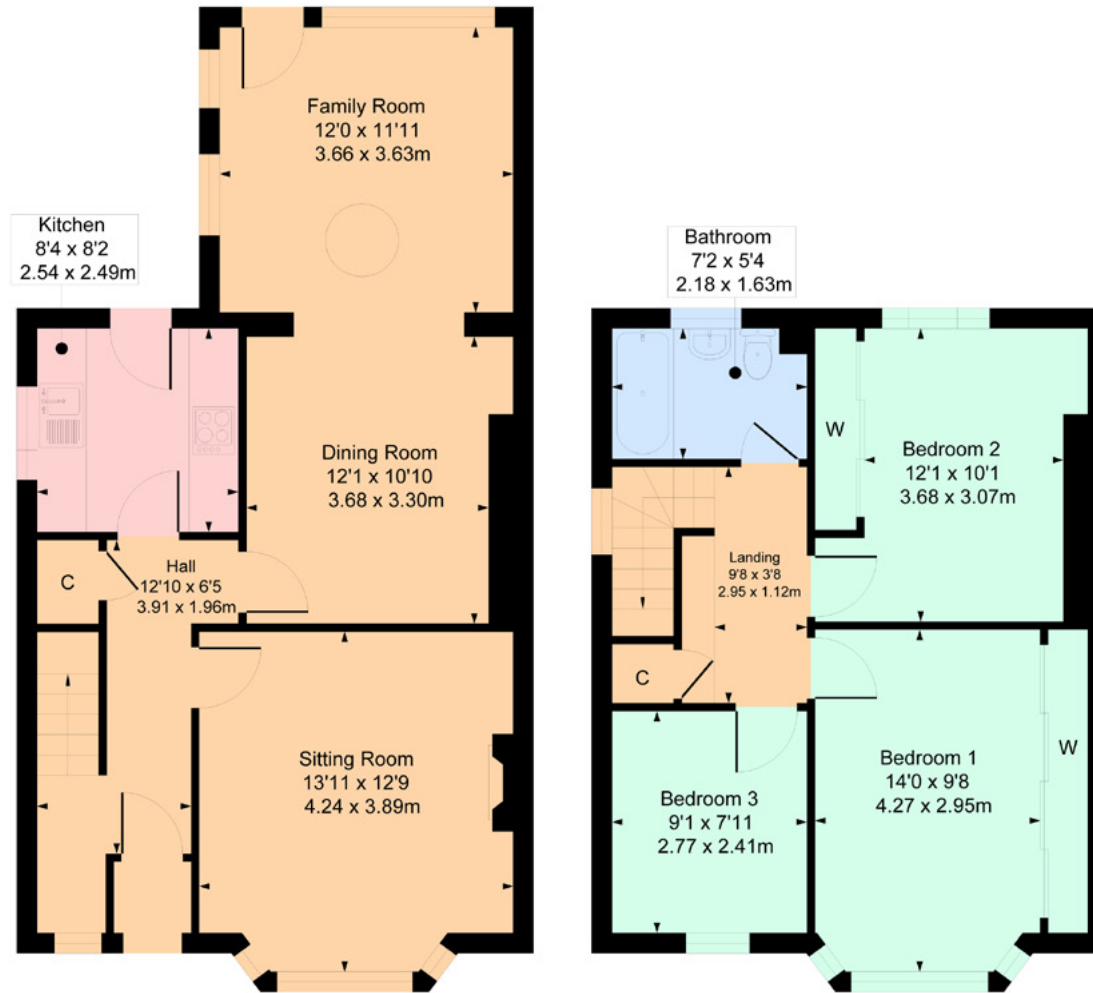




# 7 Blackfarm Road, Newton Mearns

Approximate Gross Internal Area

1127 sq ft - 104.70 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 F

## Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

## Energy Efficiency Rating

Band D

## 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

3332