



4 Blair Gardens, Newton Mearns, G77 6YF

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Situation

Blair Gardens is short, quiet residential cul-del-sac of only five similar homes, located within the ever popular Westacres development.

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, Eastwood High School and St. Ninian's High School.

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 Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby 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.









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Property Description

An upgraded and well presented four bedroom detached villa, located within the popular Westacres development, close to Mearns Cross, The Avenue Shopping Centre and popular East Renfrewshire Schooling.

This property has been upgraded and well maintained by the present owners and affords well appointed flexible accommodation, arranged over two floors, well designed for family living and comprises:

Ground Floor: Welcoming reception hall with staircase to upper level and Guest WC. Well presented sitting room with feature media wall incorporating an electric fireplace. French doors opening to garden. Dining room. Well appointed refitted kitchen with a full complement of wall mounted and floor standing units, complementary worktop surfaces and integrated appliances. Separate refitted utility room with door to garden.

First Floor: Upstairs landing affords access to all four bedrooms. Bedroom one is positioned to the front and has a refitted ensuite shower room, featured headboard wall, hanging bedside lights and fitted wardrobes. An attractively refitted bathroom completes the accommodation.

The property is further complemented by an upgraded gas central heating system and replacement double glazing.

A particular feature of this home are the generous sunny garden grounds. Well tended landscaped gardens, enclosed to the rear, ideal for entertaining. Multi-functional garden outbuilding.

A driveway provides off street parking. The garage has been divided into a gym and garden store. In addition, there is an electric car charger

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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band G

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

3392

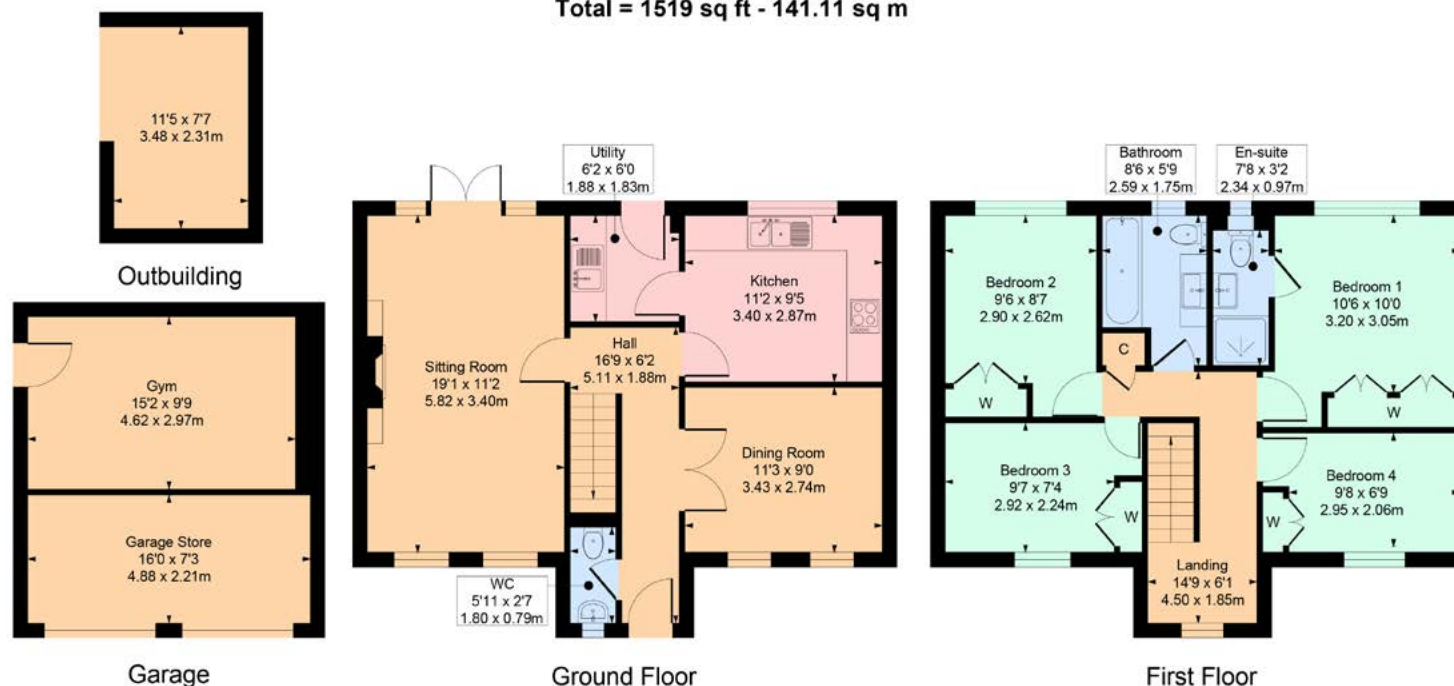
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Main House = 1163 sq ft - 108.04 sq m

Garage = 269 sq ft - 24.99 sq m

Outbuilding = 87 sq ft - 8.08 sq m

Total = 1519 sq ft - 141.11 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.

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