



**45 Castlehill Drive, Newton Mearns, Glasgow, G77 5JZ**

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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 20-30 minute journey times to both Glasgow and Prestwick international airports respectively. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast. Patterton and Whitecraigs Train Stations are a short distance away.

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, Whitecraigs Tennis Club, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. 29 Castlehill Drive is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Kirkhill Primary School, Mearns Castle and St. Ninians High Schools and is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.









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## Property Description

A well presented three bedroom semi detached villa, extremely well located for amenities within the surrounding district.

The accommodation comprises:

**Ground Floor:** Bright reception hall. Spacious bay window sitting room. Dining room with views onto the rear garden. Well appointed kitchen, fitted with a range of wall mounted and floor standing units and complimentary worktop surfaces. Large under stair cupboard.

**First Floor:** Three bedrooms. Family bathroom with three-piece white suite and shower over bath.

The property benefits from gas central heating and double glazing. Well-tended, generous garden grounds providing privacy and large patio area ideal for entertaining. A driveway to the side of the property provides ample off street parking. There is also a car charging point and cellar storage.



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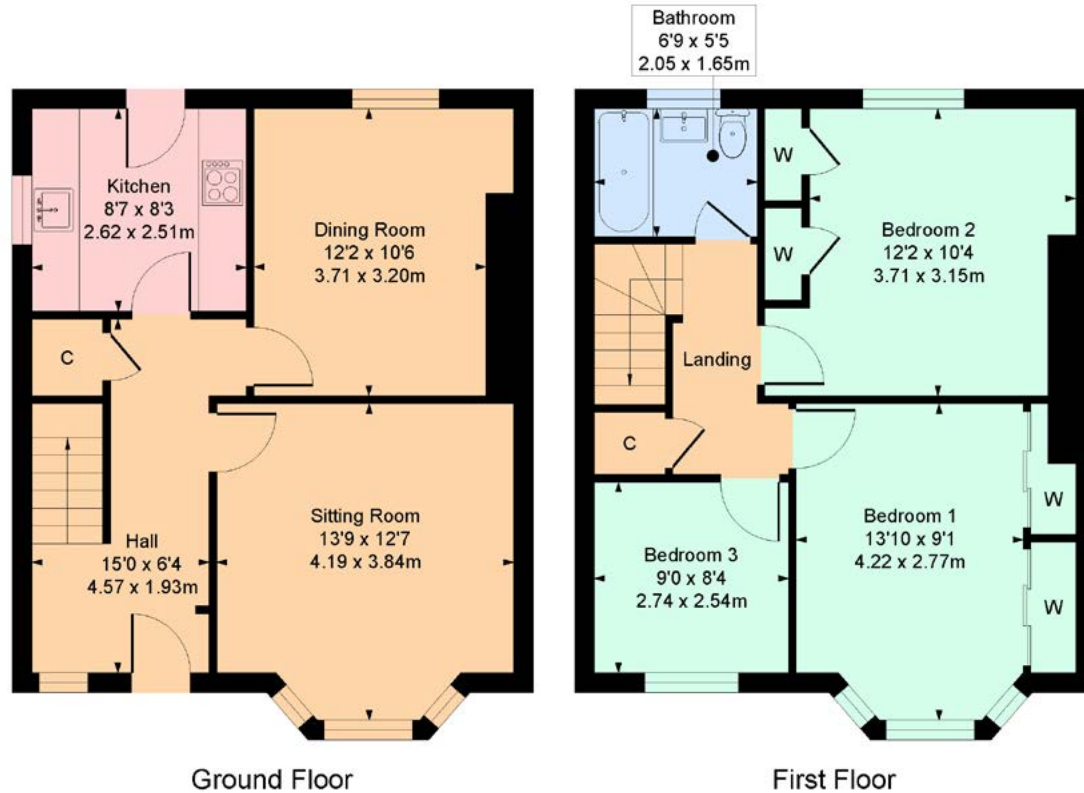






# 45 Castlehill Drive, Newton Mearns

Approximate Gross Internal Area  
1001 sq ft - 92.99 sq m



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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 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

3435

**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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