



19 Maple Avenue, Newton Mearns G77 5BQ

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

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 St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools. Maple Avenue is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

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.

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 includes Waitrose and Tesco Metro.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, East Renfrewshire, Whitecraigs and Cathcart 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 extended four bedroom semi detached villa, located within this sought after residential enclave of Newton Mearns, close to local amenities, The Avenue and popular East Renfrewshire Schools.

The complete accommodation comprises:

Ground Floor: Welcoming reception hallway with staircase to upper floor. Bright and spacious sitting room, overlooking the front of the property. Access to dining and family room with views over the rear garden. Kitchen equipped with floor and wall mounted cabinets. Access to rear hall with a shower room and door to rear gardens.

First Floor: Upper landing providing access to all four bedrooms. Bedroom one to front benefits from fitted wardrobe space. Bedroom two to rear is a double. Bedrooms three and four are singles. The bathroom, completes the overall accommodation.

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

Private rear garden with patio, ideal for entertaining. There is a driveway to the front offering parking for multiple vehicles which leads to a single garage.



www.nicolestateagents.co.uk









19 Maple Avenue, Newton Mearns

Approximate Gross Internal Area
Main House 1343 sq ft - 124.76 sq m
Garage 146 sq ft - 13.56 sq m
Total 1489 sq ft - 138.32 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 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

3461