



**3 Fowlis Drive, Newton Mearns G77 6JL**

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## Situation

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern 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. Patterton Train Station is a short distance away.

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. Also, close by, is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

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

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 Eastwood High and St. Ninian's High Schools













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## Property Description

A well presented and extended three bedroom/ two public room detached villa, close to local amenities, popular schooling. Patterton Train Station, The Avenue Shopping Centre, and Greenlaw Village Retail Park.

Internally the property has been upgraded and well maintained by the present owners and provides flexible accommodation formed over two levels, well designed for family living comprising:

**Ground Floor:** Entrance hall with staircase to upper level, Well presented sitting room and dining area overlook the front gardens. Open plan kitchen affords access to the conservatory. The conservatory enjoys views over the rear garden. Well appointed refitted kitchen with a range of floor and wall mounted cabinets with complementary worktop surfaces and centre island. Shower room completes the downstairs accommodation.

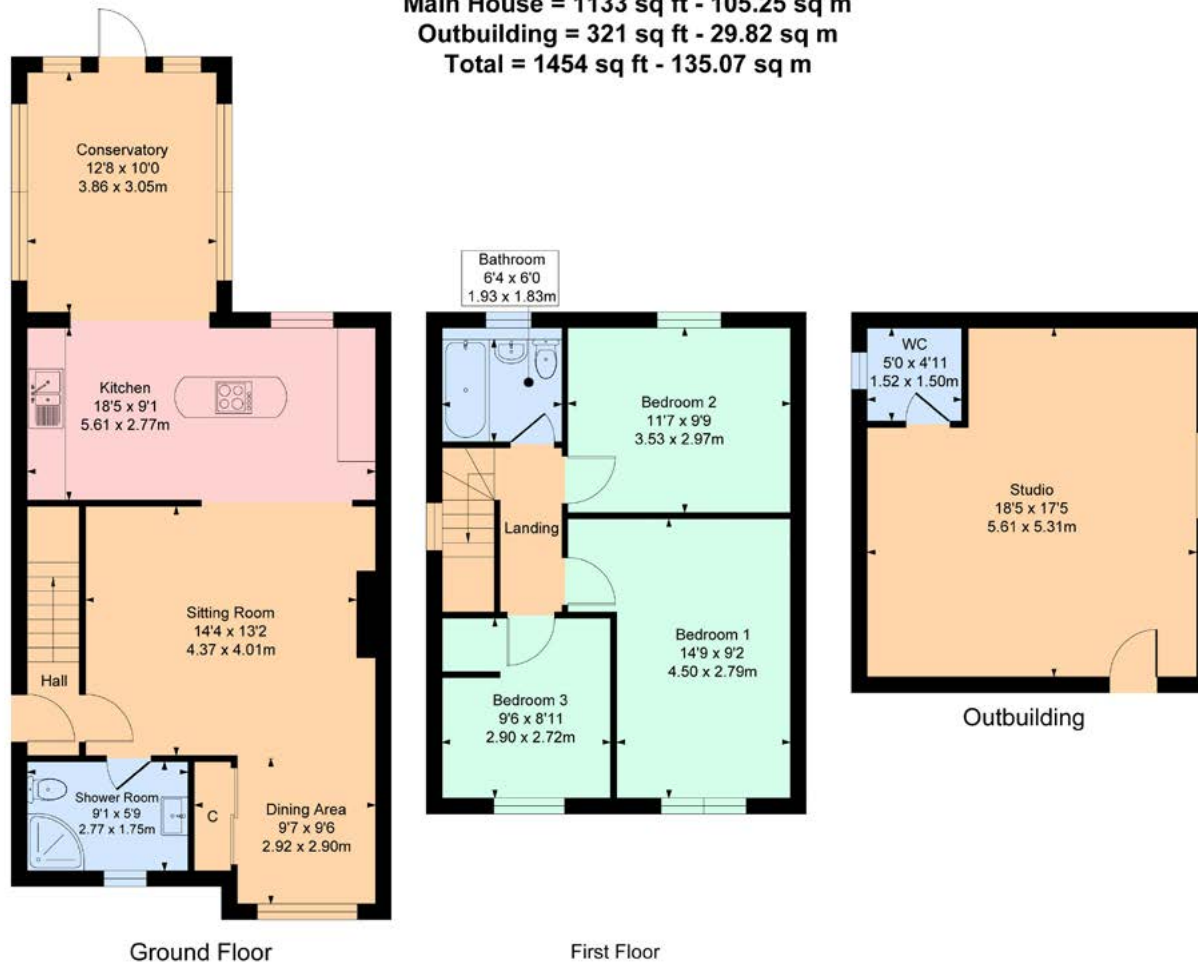
**First Floor:** Upper landing provides access to all three bedrooms. Principal bedroom to front. Bedroom two to rear and Bedroom three. The house bathroom completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well kept private garden grounds, with a terrace, ideal for entertaining. Outbuilding accessed to the rear of the property.

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## 3 Fowlis Drive, Newton Mearns

Approximate Gross Internal Area  
Main House = 1133 sq ft - 105.25 sq m  
Outbuilding = 321 sq ft - 29.82 sq m  
Total = 1454 sq ft - 135.07 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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### 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

3456