



**3 Inverewe Way, Newton Mearns G77 6XH**

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## Situation

Inverewe Way, is positioned just off Barrhead Road and is a popular location within Newton Mearns, well placed for local amenities within the surrounding district.

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. 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. Only a short distance away 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.

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.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire, Williamwood 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.











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## Property Description

Well presented three bedroom semi-detached villa, set within this popular modern development close to local amenities, transport links and favoured East Renfrewshire schooling.

The accommodation is formed over two levels and comprises:

**Ground Floor:** Entrance hall. Bright and spacious bay windowed sitting room overlooking the front garden and open plan to the dining room. Well appointed kitchen with a full complement of floor and wall mounted cabinets and complementary worktop surfaces. The kitchen benefits from access to the rear garden.

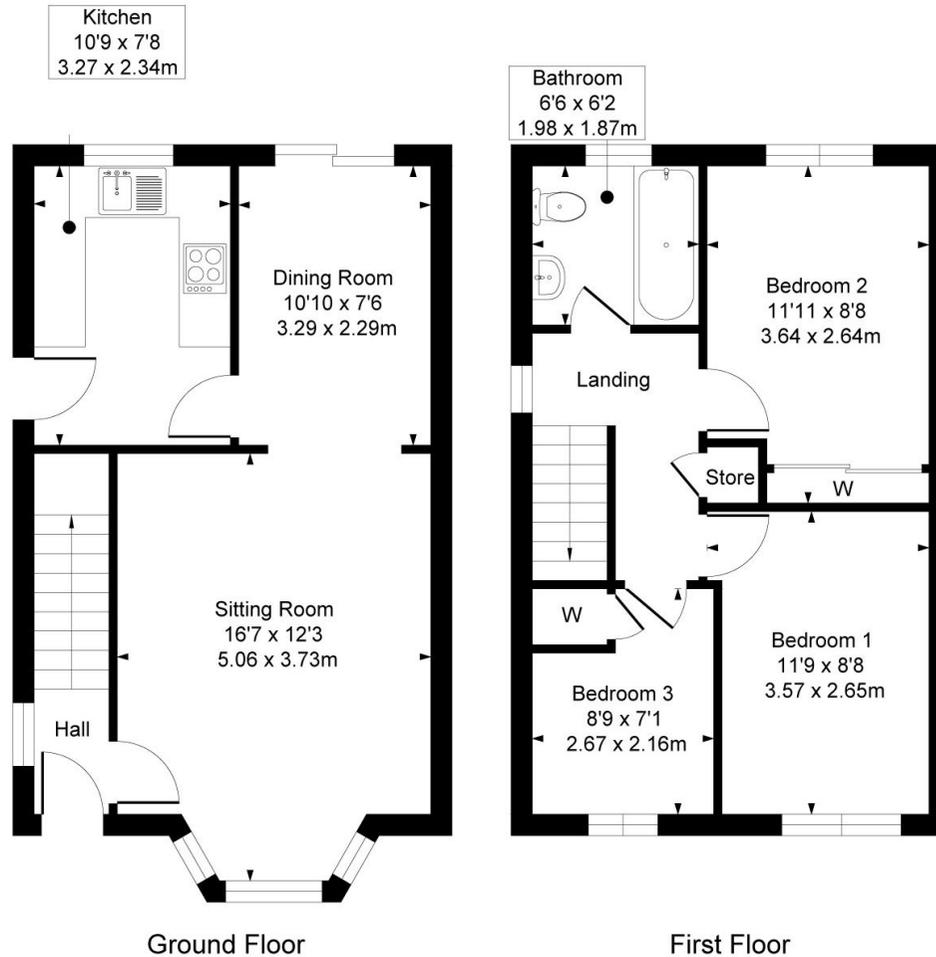
**First Floor:** Upper landing. Principal Bedroom with storage. Bedroom two and bedroom three. The main family bathroom, completes the overall accommodation.

Driveway provides off street parking, leading to garage. Well kept gardens to the front and rear of the property.

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

## 3 Inverewe Way, Glasgow

Approximate Gross Internal Area  
795 sq ft - 73.85 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 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

3556