



2 Maidens Avenue, Newton Mearns, G77 5SL
www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

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 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the 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 Co-op on Broom Road East, Broomburn Park and local shops at the Broom, The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro.

Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling and tennis clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools. The property is within walking distance to Kirkhill Primary School, Calderwood, St. Clare's Primary School and Mearns Castle High School.













Nicol Estate Agents

Property Description

Seldom available, three/four bedroom detached villa located within continually popular pocket, close to Mearns Castle High School, local shops and transport links.

The property affords flexible accommodation, formed over two levels and comprises:

Ground Floor: generous reception hall, with storage. Bright and spacious dual aspect sitting room. Dining room. Family room/ bedroom four. Kitchen, to rear, with a range of floor and wall mounted cabinets and complementary worktops. Guest WC.

First Floor: Broad and bright upper landing with storage. Bedroom one. Bedroom two. Bedroom three. The house bathroom, with shower above bath and a storage cupboard, completes the accommodation.

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

Well tended corner landscaped level gardens.

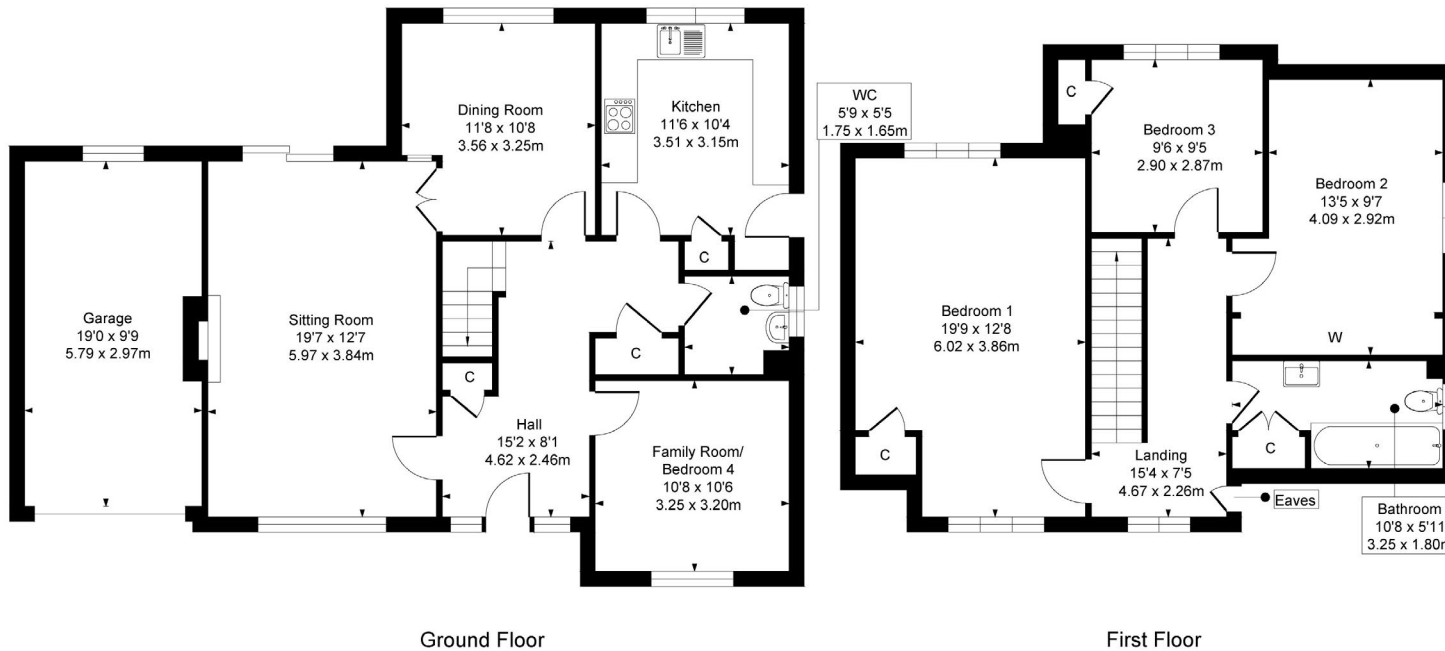
A driveway leads to a single garage and provides off street parking.

www.nicolestateagents.co.uk



2 Maidens Avenue, Newton Mearns

Approximate Gross Internal Area
Main House 1523 sq ft - 141.49 sq m
Garage 180 sq ft - 16.72 sq m
Total 1703 sq ft - 158.21 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 G

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

3617