



29 Arisdale Crescent, Newton Mearns G77 6HE

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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 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. Patterson & Whitecraigs Train Stations are a short drive 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.

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, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby 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.









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Property Description

Seldom available, a well presented three bedroom/two public room detached home, set within attractive garden grounds. The property is ideally positioned for highly regarded East Renfrewshire schooling, The Avenue Shopping Centre, excellent transport links and a wide range of local amenities.

Offering flexible and well-proportioned accommodation arranged over two levels, the property is well suited to a variety of buyers and provides scope for adaptable family living.

The accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway with staircase to the upper level. Bright and spacious bay-windowed sitting room. A versatile dining room provides excellent flexibility and could equally be utilised as a fourth bedroom, family room or home office. The well appointed kitchen is fitted with a full complement of wall-mounted and floor-standing units, complemented by worktop surfaces, and provides direct access to the rear garden. Bedroom three is positioned to the rear and enjoys pleasant aspects over the garden. A shower room completes the ground floor accommodation.

First Floor: Upper landing. The principal bedroom is generously proportioned and benefits from fitted wardrobes. Bedroom two is also a good-sized double bedroom with fitted wardrobe space.

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

Externally, the landscaped rear gardens are a particular feature of the property, providing a private and sheltered setting for outdoor entertaining and family enjoyment.

A driveway provides ample off-street parking and leads to a detached double garage with electric door.

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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band F

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

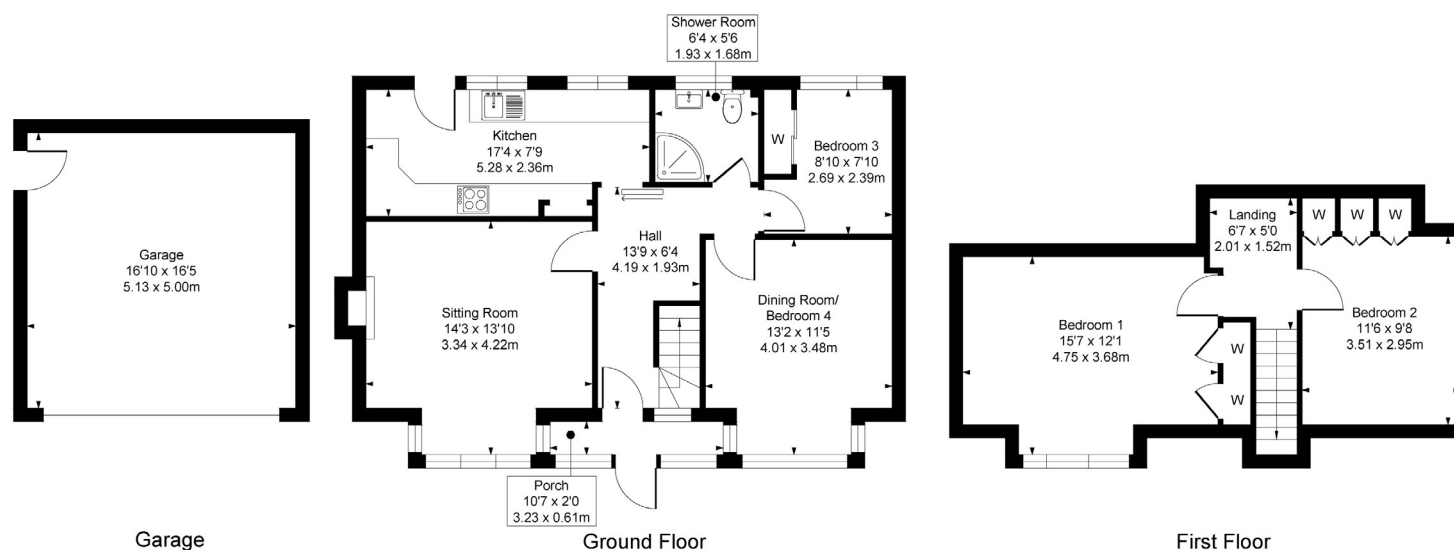
East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

3650

29 Arisdale Crescent, Newton Mearns

Approximate Gross Internal Area
Main House 1105 sq ft - 102.65 sq m
Garage 276 sq ft - 25.64 sq m
Total 1381 sq ft - 128.29 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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