



39 Lambie Crescent, Newton Mearns, G77 6JU

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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, Eastwood High School and St. Ninian's High School.

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 Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants.

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

A spacious, well presented and extended three bedroom semi-detached villa, set within generous garden grounds and enjoying a pleasant position within this popular pocket of Newton Mearns, conveniently located for local amenities, transport links and highly regarded East Renfrewshire schooling.

This attractive family home enjoys an open, tree-lined outlook over a recreational area to the front and offers well proportioned and flexible accommodation arranged over two levels.

The accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway with good storage and staircase to the upper floor. An impressive and spacious sitting/dining room, with aspects over both the front and rear gardens. Dining room/bedroom three, providing additional flexibility for modern family living. Well appointed kitchen, fitted with a full complement of wall mounted and floor standing cabinets and complementary worktop surfaces. Conservatory overlooking and providing access to the attractive rear gardens. A house bathroom completes the ground floor accommodation.

First Floor: Upper landing with storage. Bedroom one is a generous double bedroom, benefiting from fitted wardrobes, an ensuite shower room and a pleasant open, tree-lined outlook to the front. Bedroom two, again of double proportions, also benefits from fitted wardrobes and a separate WC.

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

Externally, the property is set within well kept and private garden grounds. The enclosed rear garden enjoys a desirable southerly orientation, providing an attractive setting for outdoor entertaining and family use.

A monobloc driveway to the front provides off-street parking and leads to a detached garage.

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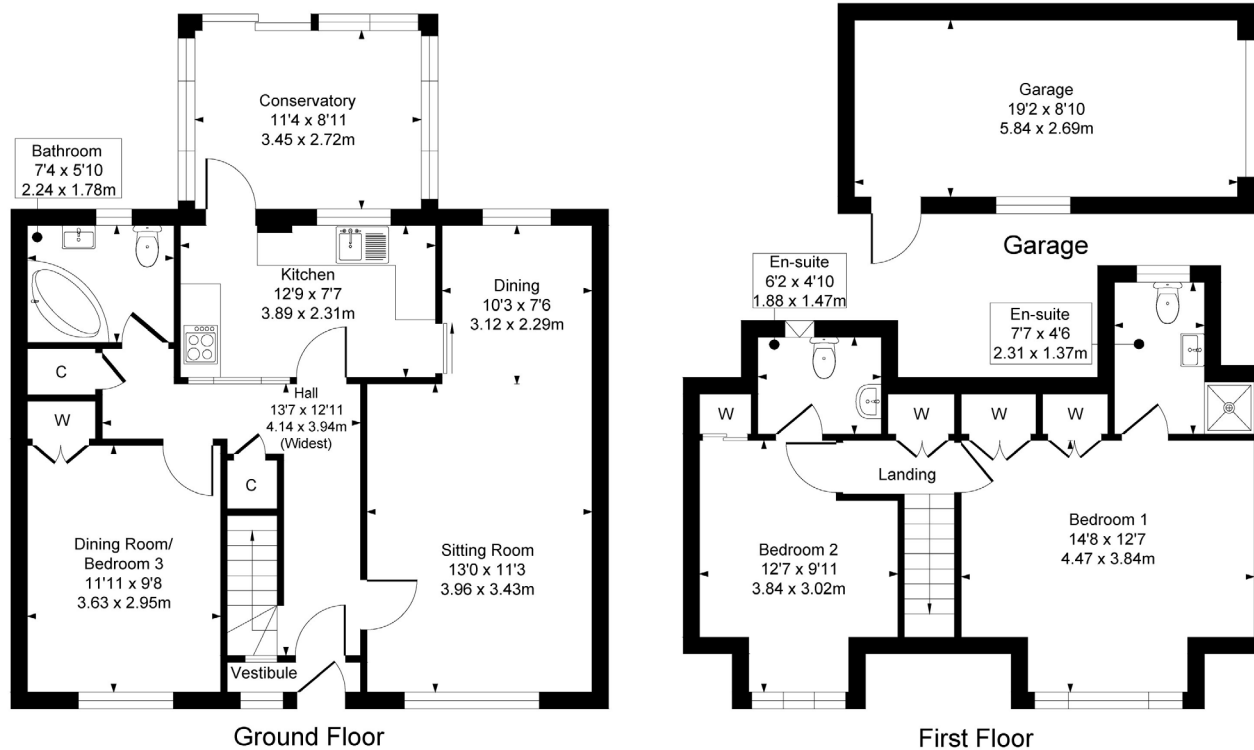






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Approximate Gross Internal Area
Main House 1200 sq ft - 111.48 sq m
Garage 169 sq ft - 15.70 sq m
Total 1369 sq ft - 127.18 sq m



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

3651