



19 Cherrybank Gardens, Newton Mearns, G77 6TX

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Situation

Cherrybank Gardens is quietly positioned just off Hunter Drive yet conveniently located within easy reach of Mearns Cross and The Avenue Shopping Centre, placing a wide range of local amenities, restaurants and services close at hand.

Newton Mearns is one of East Renfrewshire's most sought-after residential suburbs, particularly popular with families due to its excellent local amenities, strong sense of community and access to highly regarded primary and secondary schooling.

Located approximately nine miles south of Glasgow City Centre, Newton Mearns is well placed for commuting, with excellent road links via the M77, M8 and Glasgow Southern Orbital. Regular bus and rail services provide connections to Glasgow and the surrounding areas, while Glasgow and Prestwick airports are also readily accessible.

The area offers an excellent range of everyday amenities, including healthcare facilities, libraries, supermarkets, independent shops, cafés and restaurants. The Avenue Shopping Centre and Greenlaw Village provide further shopping and leisure facilities, with additional amenities available throughout the surrounding district.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, together with local tennis and bowling clubs and East Renfrewshire Council leisure facilities.

For those who enjoy the outdoors, nearby Rouken Glen Park provides extensive woodland walks and open spaces, together with an adventure play area, skate park, sports facilities, café and boating pond.







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Property Description

A beautifully presented and upgraded three-bedroom mid-terrace villa, quietly positioned within this popular cul-de-sac and conveniently located within walking distance of The Avenue Shopping Centre, Mearns Primary School, a selection of local restaurants and excellent transport links.

Internally, the property offers bright, flexible and well-proportioned accommodation arranged over two levels, ideally suited to modern family living.

Ground Floor: A welcoming reception hallway with staircase to the upper floor and convenient guest WC. The bright and spacious sitting/dining room provides an excellent space for everyday living and entertaining, with a door opening directly onto the rear terrace and enclosed garden. The contemporary dining kitchen is well appointed with a range of wall-mounted and floor-standing units, complemented by attractive worktop surfaces.

First Floor: The upper landing provides useful storage and access to three bedrooms. Bedroom one is positioned to the rear, with fitted wardrobes and a pleasant tree-lined outlook. Bedroom two is a well-proportioned room overlooking the front of the property. Bedroom three, also enjoying a tree-lined outlook to the rear, offers excellent flexibility and is currently utilised as a home office. An attractive family bathroom, with shower over the bath, completes the accommodation.

The property is further complemented by gas central heating, double glazing and a partially floored attic providing valuable additional storage.

Externally, there is a well-tended and enclosed rear garden with a terrace, providing an ideal setting for outdoor dining and entertaining.

A driveway provides off-street parking and leads to a single garage. There is also an additional allocated parking space located to the rear of the property.

Cherrybank Gardens is further enhanced by well-maintained landscaped communal areas, with a designated children's play area located a short distance from the property.



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Approximate Gross Internal Area
Main House 808 sq ft - 75.06 sq m
Garage 175 sq ft - 16.25 sq m
Total 983 sq ft - 91.31 sq m



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band D

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band B

Services

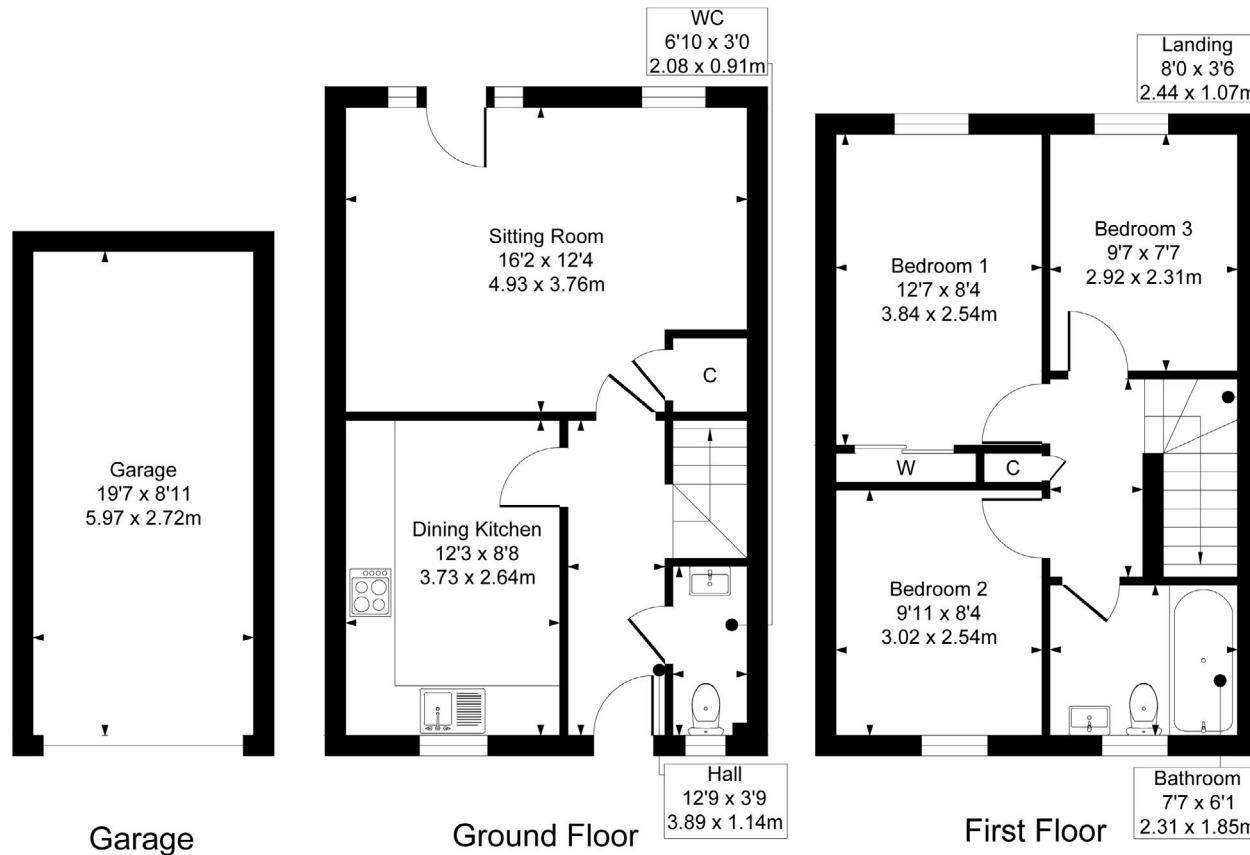
The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

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

Property Reference

3618



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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