

## 1 Scalpay Drive, Maidenhill, Newton Mearns G77 5WX

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## Situation

Located approximately nine miles southwest of Glasgow city centre, Maidenhill is a highly sought-after residential area offering excellent transport links via the M77, M8 and Glasgow Southern Orbital, with convenient access to Glasgow and both Glasgow and Prestwick airports.

Maidenhill benefits from public transport connections and nearby rail stations, providing access to Glasgow, East Kilbride and the wider west of Scotland.

Renowned for its welcoming community and excellent educational provision, Newton Mearns is particularly popular with families. Highly regarded local schools include Maidenhill Primary School and Nursery, within approximately a five-minute walk of the property, alongside St Clare's, Calderwood Lodge, Mearns Castle and St Ninian's.

The area offers a superb range of amenities, including healthcare facilities, restaurants, independent shops and supermarkets. The Avenue Shopping Centre, Greenlaw Retail Park and Silverburn Shopping Centre are all within easy reach.

For leisure and recreation, residents can enjoy a variety of golf and tennis clubs, fitness facilities and the nearby Rouken Glen Park, offering scenic woodland walks, gardens, play areas and outdoor sporting facilities.

Combining excellent transport connections, highly regarded schooling, extensive amenities and access to beautiful green spaces, Maidenhill offers an attractive setting for modern family living within one of East Renfrewshire's most sought-after residential areas.













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A well presented and upgraded four-bedroom, three-public-room detached villa, constructed by Taylor Wimpey in 2021, occupying a generous corner plot within the highly sought-after Maidenhill development, conveniently positioned for East Renfrewshire's renowned schooling.

The Hume-style home has been thoughtfully upgraded and well maintained by the current owners, combining contemporary family living with the benefits of modern construction. The versatile accommodation is arranged over two levels and extends to approximately 1,401 Sqft. (137 Sqm.).

Ground Floor: A welcoming reception hall with guest WC and staircase to the upper floor leads to a well-proportioned sitting room overlooking the garden grounds. A separate front-facing dining room and an additional family/playroom provide excellent flexibility for everyday living and entertaining. The well-appointed dining kitchen features a range of wall and floor-mounted units, complementary work surfaces, plinth lighting and integrated appliances. French doors provide direct access to the patio and rear garden. A separate utility room completes the ground-floor accommodation.

First Floor: The upper landing provides access to four bedrooms. The generous principal bedroom benefits from fitted wardrobes and an attractive en-suite shower room. Bedrooms two and three overlook the front garden and share a Jack-and-Jill-style en-suite shower room. Bedroom four, positioned to the rear, offers further flexibility as a guest bedroom or home office. A contemporary family bathroom, complete with a separate shower enclosure, completes the overall accommodation.
Further benefits include gas central heating, double glazing and solar panels, helping to improve energy efficiency and reduce reliance on mains electricity.

A particular highlight is the generous, landscaped corner garden, offering a pleasing degree of privacy and shelter, with excellent space for outdoor relaxation and entertaining.

A double-width driveway provides ample off-street parking for several vehicles and leads to a detached garage. An electric vehicle charging point adds further convenience.

For additional peace of mind, the property also benefits from the remaining balance of its NHBC warranty, understood to be approximately five years.


One Pot:
Three Ways


One Pot:
Three Ways













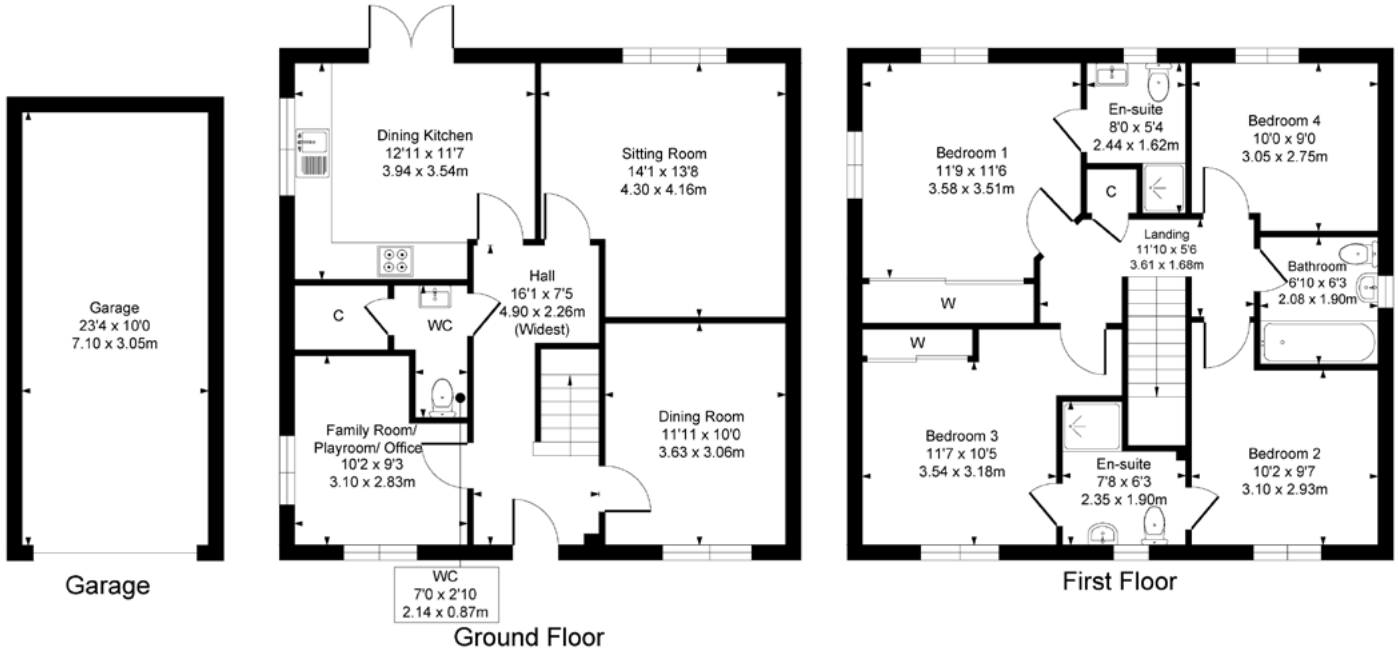






# 1 Scalpay Drive, Maidenhill, Newton Mearns

**Approximate Gross Internal Area**
**Main House 130.18 sq m / 1401 sq ft**
**Garage 21.65 sq m / 233 sq ft**
**Total 151.83 sq m / 1634 sq ft**




**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 G

## 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
3694


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