



14 Bankfoot Place, Newton Mearns G77 5UL

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Situation

Bankfoot Place enjoys a particularly convenient position within Newton Mearns, forming part of the popular Mactaggart & Mickel Castlefarm development. The property is ideally placed for a wide range of local amenities and is particularly well positioned for highly regarded local schooling, and is within walking distance of Kirkhill Primary, St Clare's Primary, Calderwood Lodge Primary and Mearns Castle High Schools.

Newton Mearns is one of East Renfrewshire's most sought-after residential suburbs, located approximately nine miles south of Glasgow City Centre. The area is particularly popular with families, combining excellent local amenities, highly regarded schooling and first-class transport connections.

Commuter routes are well served by the M77, M8 and Glasgow Southern Orbital, providing convenient access to Glasgow City Centre and the wider Central Belt, as well as Glasgow and Prestwick airports. Regular bus services operate throughout the area, while nearby railway stations provide frequent services to Glasgow and beyond.

Newton Mearns offers an excellent range of everyday amenities, with local shopping available at Broom and Broomburn Park, together with the Co-op on Broom Road East. A broader selection of shops, cafés and restaurants can be found at The Avenue Shopping Centre and Greenlaw Village Retail Park, which is home to Waitrose, Aldi and a range of other retailers and eateries. Silverburn Shopping Centre is also within easy reach.

For leisure and recreation, residents have access to an excellent choice of facilities including David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs and Whitecraigs Tennis Club, together with East Renfrewshire Council's sports and leisure facilities.

Nearby Rouken Glen Park provides an outstanding outdoor amenity, with extensive woodland walks, open parkland, a boating pond, children's play areas and recreational facilities, offering an attractive setting for walking, cycling and family days out.

The area is renowned for the quality of its schooling, with Bankfoot Place conveniently positioned for Kirkhill Primary, St Clare's Primary and Calderwood Lodge Primary Schools, together with Mearns Castle and St Ninian's High Schools.









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Property Description

Seldom available, this well presented, upgraded and extended three-bedroom semi-detached villa, built by MacTaggart & Mickel, enjoys a desirable position within the popular and established Castle Farm development. Ideally placed for highly regarded East Renfrewshire schooling, local shops and excellent transport links, the property offers spacious and versatile accommodation particularly well suited to modern family living.

The home has been thoughtfully upgraded and well maintained by the present owners and has been significantly enhanced by a two-storey side extension, creating an excellent balance of living and bedroom accommodation.

Ground Floor: A welcoming reception hallway with useful storage and guest WC. Bright and spacious sitting/dining room with a feature fireplace and aspects to the front. At the heart of the home is the impressive, refitted dining kitchen, fitted with a range of wall-mounted and floor-standing units, complemented by attractive worktop surfaces and providing ample space for family dining and entertaining. A separate utility room/home office adds further flexibility and practicality.

First Floor: The upper landing, with excellent storage, provides access to three well-proportioned bedrooms. The principal bedroom is particularly impressive, benefiting from its own dressing room and attractive ensuite shower room. Bedroom two overlooks the front and features fitted wardrobes, while bedroom three is again a double bedroom, enjoying pleasant aspects to the rear and across the surrounding area. An attractive family bathroom completes the accommodation.

The property is further complemented by gas central heating and double glazing. Externally, a driveway provides convenient off-street parking.

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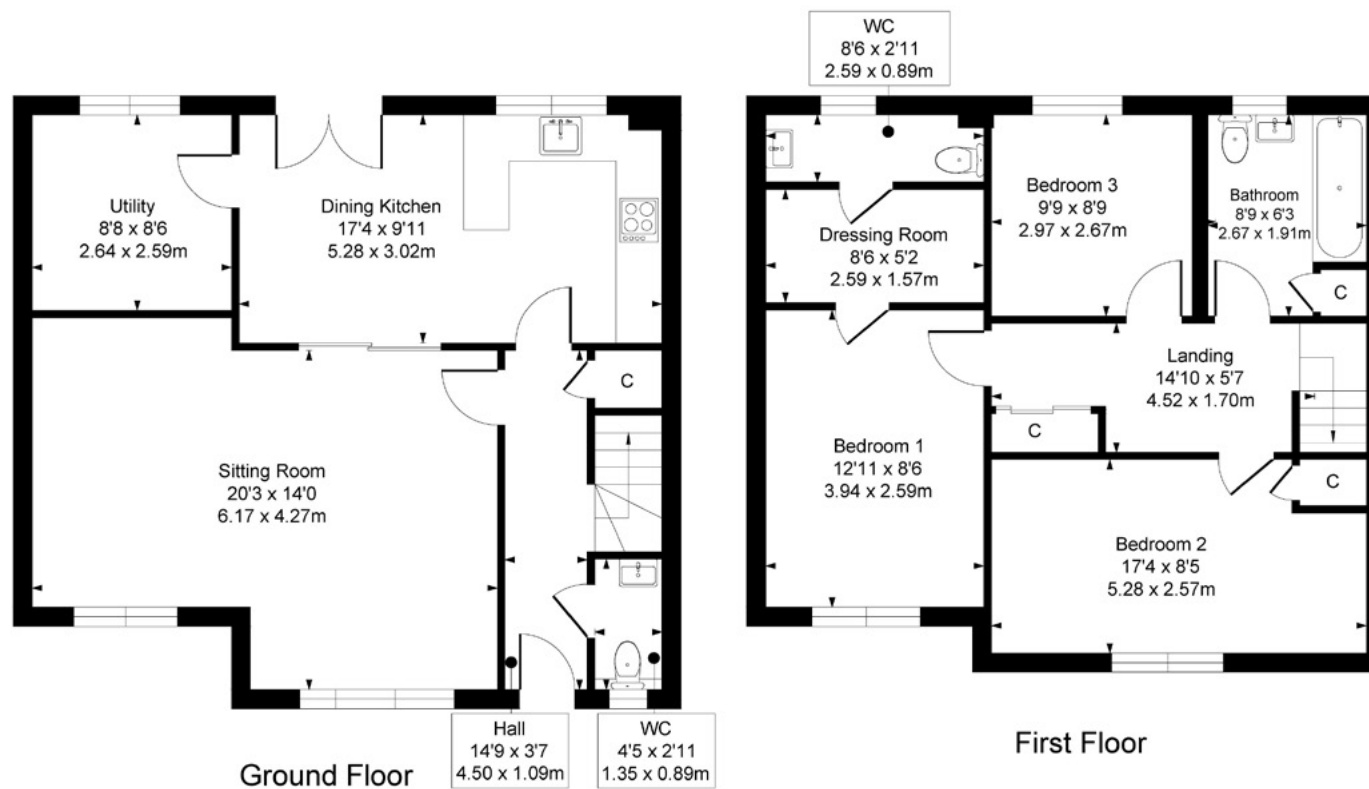






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Approximate Gross Internal Area
1233 sq ft - 114.54 sq m



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 F

Fixtures & Fittings

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

Energy Efficiency Rating

Band C

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

3686

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