



Maybole Crescent, Newton Mearns, G77 5SY

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Situation

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.

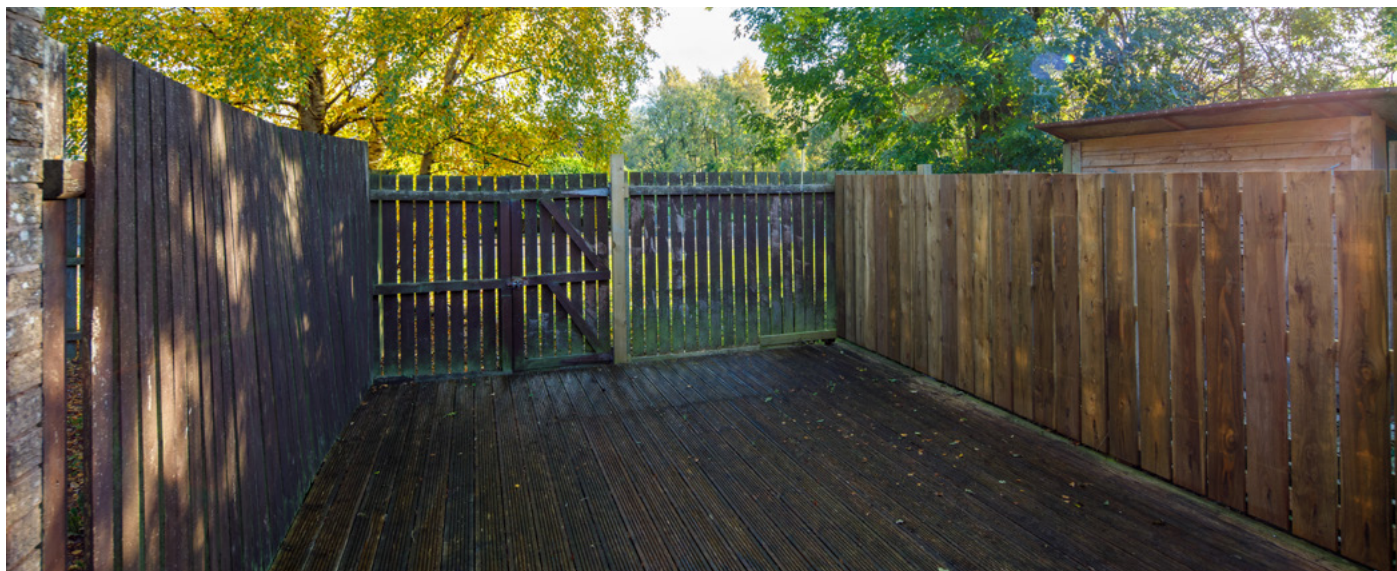
Commuter routes are well served by the M77, M8 and Glasgow Southern Orbital, providing convenient access to Glasgow City Centre and the wider Central Belt, as well as Glasgow and Prestwick airports. Regular bus services operate throughout the area, while nearby railway stations provide frequent services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

A beautifully presented and upgraded one-bedroom 'Duet' style terraced villa, enjoying a generous, enclosed southerly facing private garden and residents' parking. Set within this popular residential development, the property is conveniently positioned for the Broom shops, local amenities and excellent transport links.

Thoughtfully upgraded and meticulously maintained by the present owner, this appealing home offers bright, stylish and well-appointed accommodation over two levels, ideally suited to first-time buyers, downsizers or those seeking a comfortable, easily maintained home.

Ground Floor: A welcoming entrance hallway leads through to a bright and attractive sitting room, where a striking vaulted ceiling creates a wonderful sense of space and natural light. Patio doors open directly onto the private, southerly facing rear garden, providing an attractive connection between indoor and outdoor living.

The sitting room flows seamlessly into the contemporary refitted kitchen, which is fitted with a range of wall-mounted and floor-standing cabinets, complemented by worktop surfaces. An upgraded wet-room style shower room completes the ground-floor accommodation.

Upper Floor: The upper level provides a generously proportioned double bedroom, benefiting from fitted wardrobes with sliding doors.

The property is further complemented by double glazing and a replacement electric central heating system.

Externally, a particular feature of this charming home is the generous, enclosed southerly facing rear garden, offering a private setting for outdoor relaxation and entertaining. The development also benefits from residents' parking.

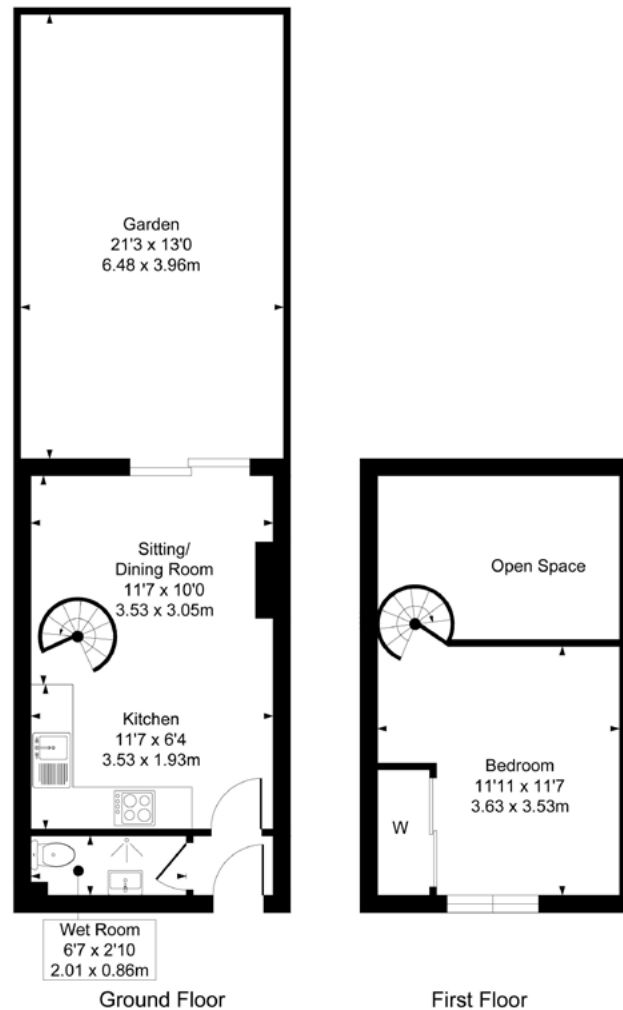
An excellent opportunity to acquire a stylish, upgraded and easily maintained home in a popular and convenient residential location.

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45 Maybole Crescent, Newton Mearns

Approximate Gross Internal Area
379 sq ft - 35.21 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 C

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 and electricity. Electric central heating.

Local Authority

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

Property Reference

3697