



26 Lomond Drive, Newton Mearns

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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, including Crookfur Primary School, St Cadoc's Primary School, Eastwood High School and St. Ninian's High School. Newton Mearns is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

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. Patterton Train Station is only a short walk away. Local Amenities:

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. Lomond Drive is only a short walk away from the local shops on Harvie Avenue and the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants.

Fitness and Outdoors:

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, a number of private bowling clubs and Whitecraigs tennis and rugby club. 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.













Description

A well presented and extended, four bedroom detached villa, located in popular location, close to local amenities and schooling, and within 10 minute walking distance to Patterton Train Station.

In total the accommodation is formed over two levels, well designed for family living and comprises:

Ground Floor: Entrance vestibule with storage. Welcoming hallway with staircase to upper accommodation and internal courtesy door to the garage. Spacious and bright sitting room. The sitting room affords access to the dining room. Family room. Well-appointed kitchen, which is fitted with a full complement of wall mounted and floor standing units and complementary worktop surfaces. The kitchen is open plan to the garden room, with access onto the rear garden. Guest WC completes the lower accommodation.

First Floor: Large principal bedroom, with dressing area and an en-suite shower room. Bedroom two with an ensuite shower. Bedroom three. Bedroom four/study. Family bathroom.

The property is further complemented with gas central heating and double glazing. Driveway to the front, provides ample off street parking and leads to a double integral garage. Well kept and landscaped garden grounds to the front and rear of the property with terraces, ideal for entertaining.







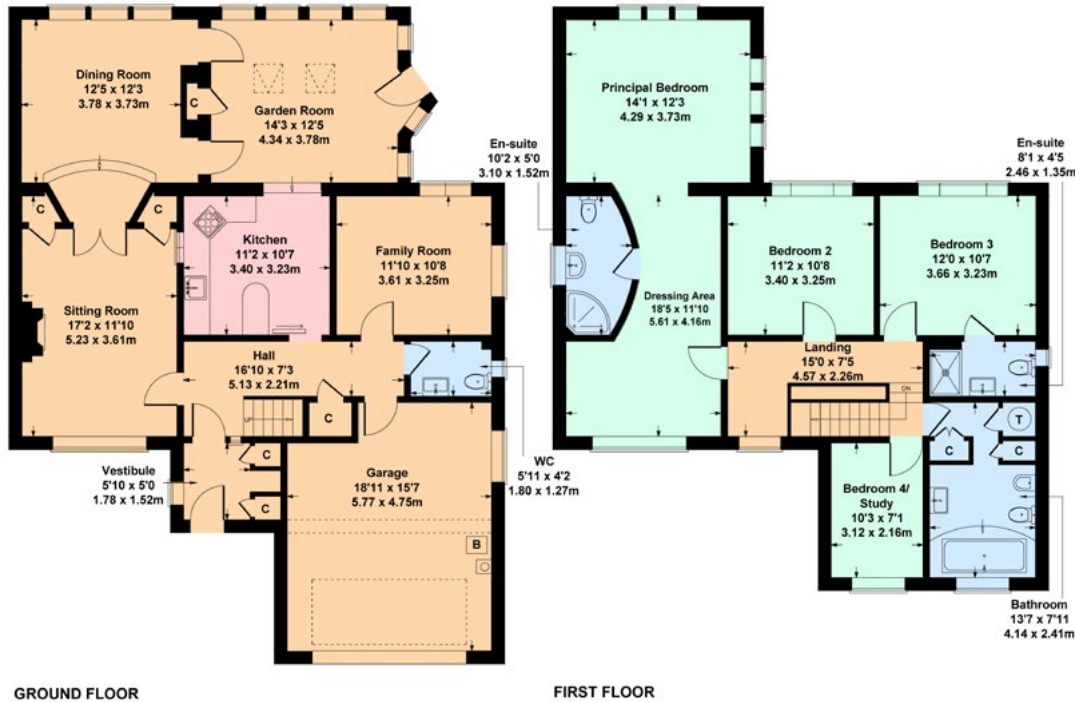


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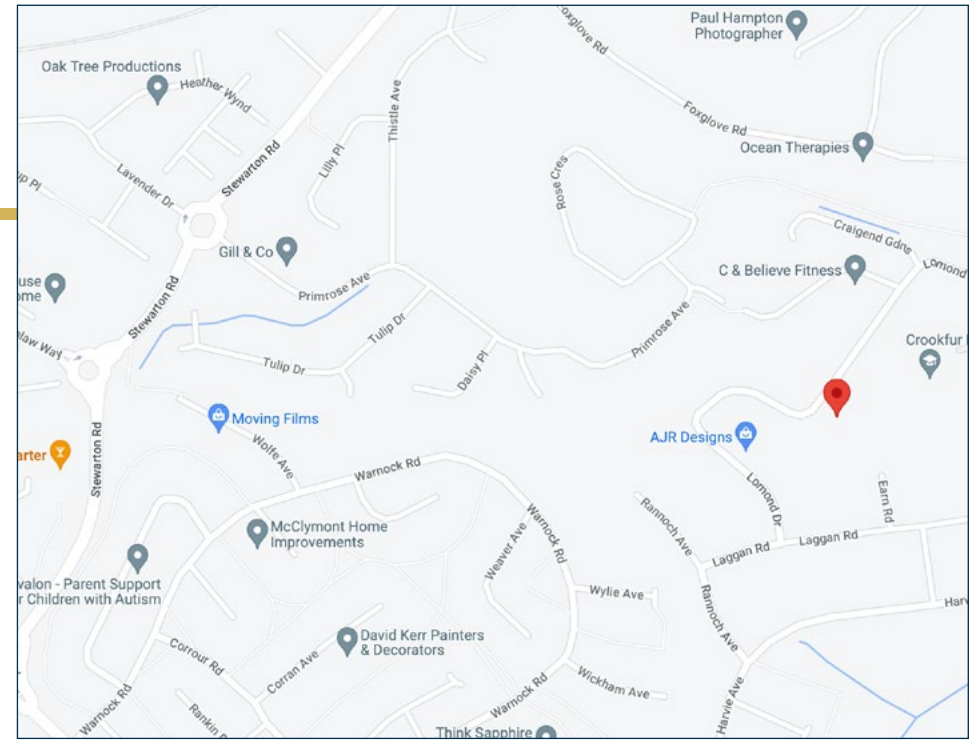
Approximate gross internal area
Main House = 2082 sq ft - 194 sq m
Garage = 278 sq ft - 26 sq m
Total = 2360 sq ft - 220 sq m



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, produced by Potterplans Ltd. 2022

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council.
Band G

Fixtures and 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

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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