



27 Eriskay Crescent, Newton Mearns

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Situation

A hugely popular suburb, 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 Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Eriskay Crescent is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including the state of the art Eastwood High School and St Ninians High School.









Description

A well presented three bedroom detached villa, extremely well located for amenities within the surrounding district.

Internally the property provides flexible accommodation formed over two levels, well designed for family living. The accommodation comprises:

Ground Floor: Entrance vestibule. Spacious and well presented sitting room. The sitting room is on an open plan arrangement to the dining room, which affords access to the rear garden and upper accommodation. Well appointed kitchen equipped with a full complement of floor and wall mounted cabinet, complementary worktops and large cupboard.

First Floor: Bedroom one with ensuite shower room and fitted wardrobes. Bedroom two and Bedroom three with cupboard space. House family bathroom

The property is further complemented by gas central heating and double glazing. Well tended, enclosed rear garden, providing privacy and shelter. The driveway provides off street parking leading to a single integral garage.









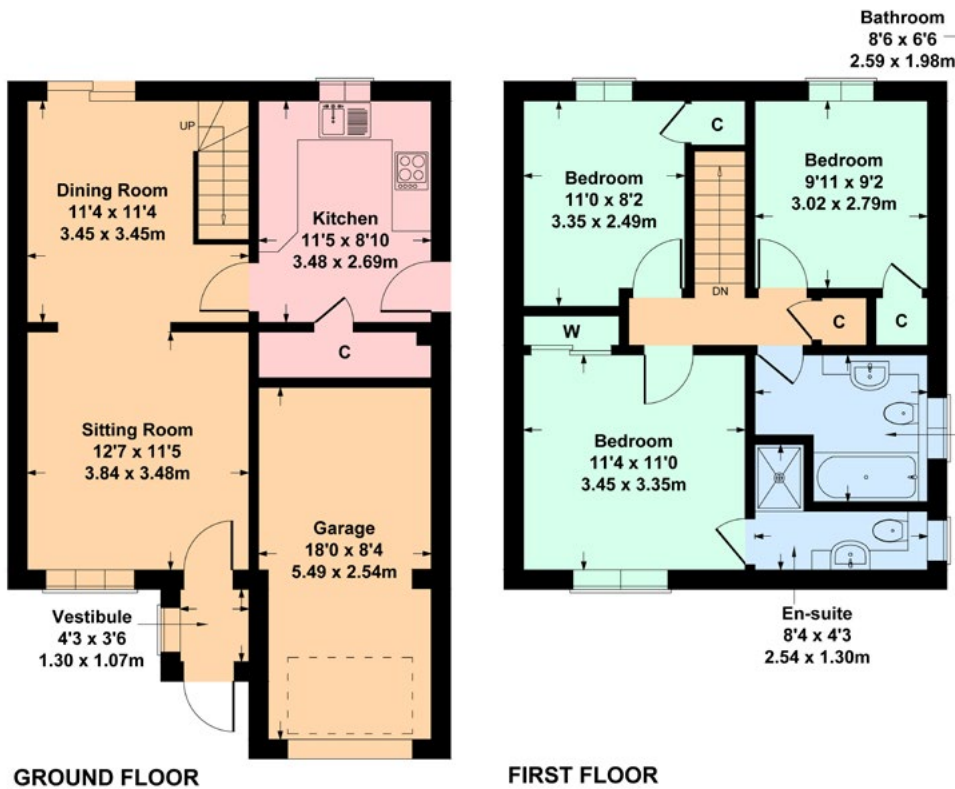
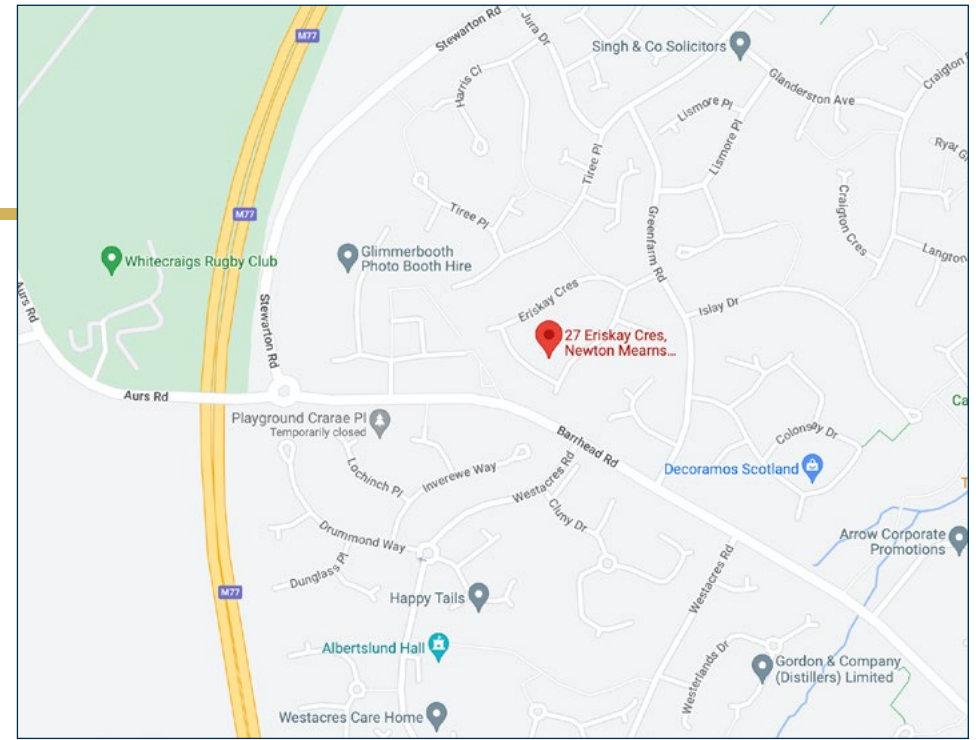


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Approximate gross internal area
Main House = 917 sq ft - 85 sq m
Garage = 155 sq ft - 14 sq m
Total = 1072 sq ft - 99 sq m



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. 2023

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 F

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

Property Reference 2823

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