



18 Crathie Place, Newton Mearns

www.nicolestateagents.co.uk



Nicol Estate Agents







Nicol Estate Agents

Situation

Crathie Place is a popular location within Newton Mearns, set within the Castlefarm development, well placed for local amenities within the surrounding district and is close to Mearns Castle High School.

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.

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 Coop on Broom Road East, Broomburn Park and local shops at the Broom, The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose, Aldi and Tesco Metro.

Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling and tennis clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including St Ninian's and Mearns Castle High Schools.









Description

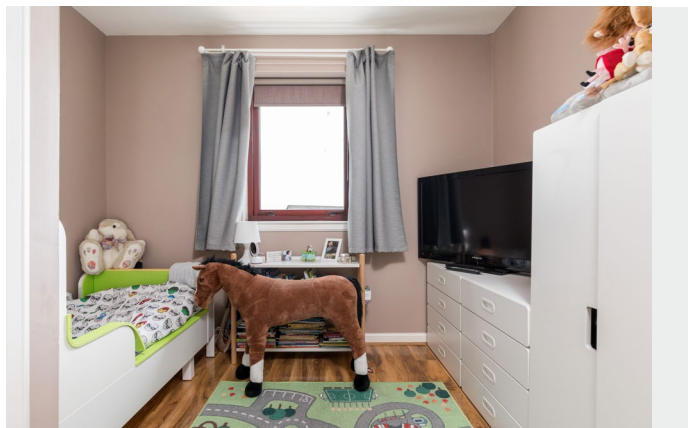
A well presented and extended three bedroom MacTaggart & Mickel semi detached villa, set within a short cul de sac, close to local schools, shops and transport links.

The property provides flexible accommodation formed over two levels, comprising:

Ground Floor: Reception hallway with staircase to upper level and guest WC. Well presented sitting room overlooking the front of the property. The sitting room is open plan to the dining room, which in turn affords access to the rear garden. Well appointed modern kitchen, fitted with a full complement of wall mounted and floor standing units. French doors open to the rear garden. Family room.

First Floor: Three bedrooms. The house bathroom completes the overall accommodation.

Well kept private gardens, enclosed to the rear with a terrace, ideal for entertaining. The property is further complemented by gas central heating and double glazing. A driveway provides off street parking.







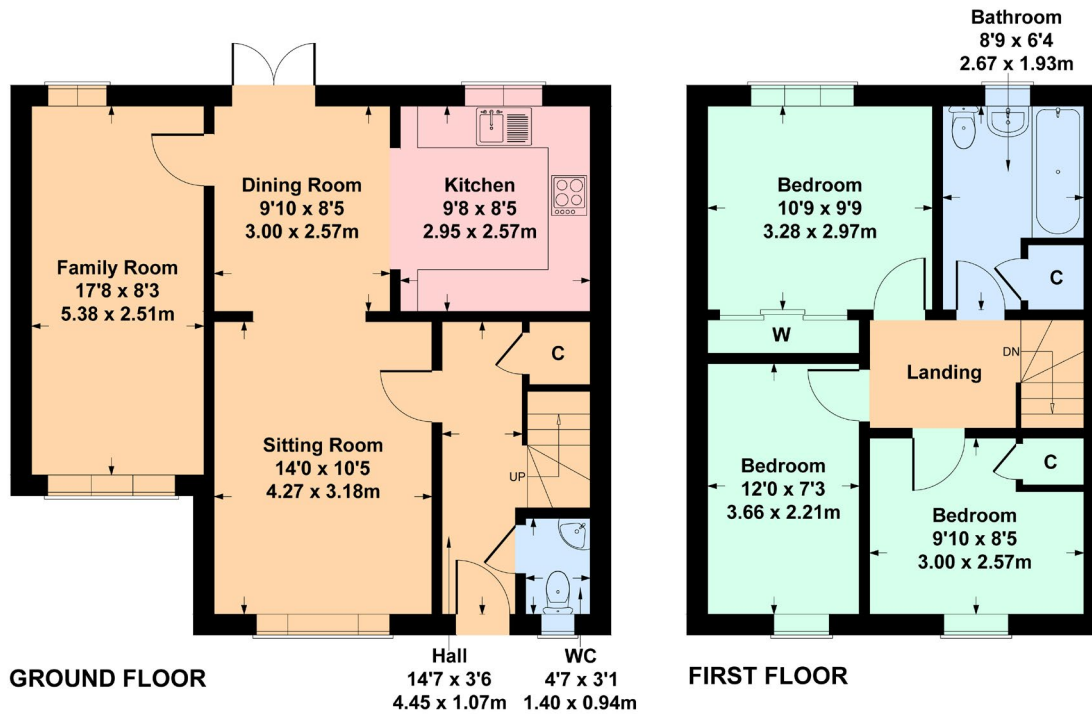
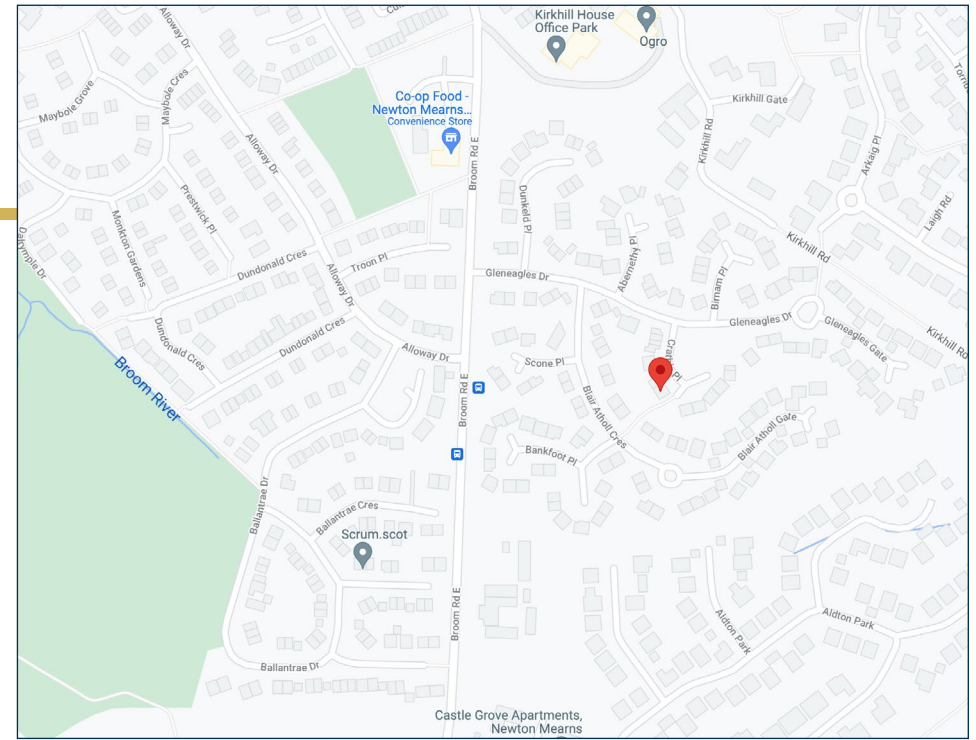


Nicol Estate Agents



18 Crathie Place, Newton Mearns G77 5UG

Approximate gross internal area 1031 sq ft - 96 sq m



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 1979

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. 2021

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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

