



9 Malleny Grove, Newton Mearns

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Malleney Grove is a short cul de sac of only a handful of homes, positioned just off Hunter Drive, close to numerous local amenities and Mearns Primary 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. Patterton & Whitecraigs Train Stations are within a short drive away.

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, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Malleney Grove is conveniently located for access to The Avenue Shopping Centre and Waitrose & Tesco at Greenlaw Village Retail Park.

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













Description

An all on the level and beautifully presented, three bedroom MacTaggart & Mickel detached bungalow, positioned within this sought after cul-de-sac, close to local amenities, schooling and transport links.

Internally this property has been extended and provides flexible accommodation, well designed for family living, comprising:

Entrance vestibule. Reception hallway with storage. Bright sitting/ dining room, on a semi open plan arrangement to the kitchen. Well appointed and upgraded kitchen equipped with a full complement of floor and wall mounted cabinets and complementary worktop surfaces. Door from the kitchen leads to the rear garden and patio area. Bedroom one with an ensuite shower room and French doors to the garden. Bay window bedroom two with wardrobe space. Bedroom three/study. House shower room completes the overall accommodation.

The property is further complemented by gas central heating, double glazing and an alarm system. Well tended corner gardens, enclosed south facing rear garden, providing privacy and shelter, ideal for entertaining. A monobloc driveway provides off street parking for three cars and leads to an integral single garage, for a small car.





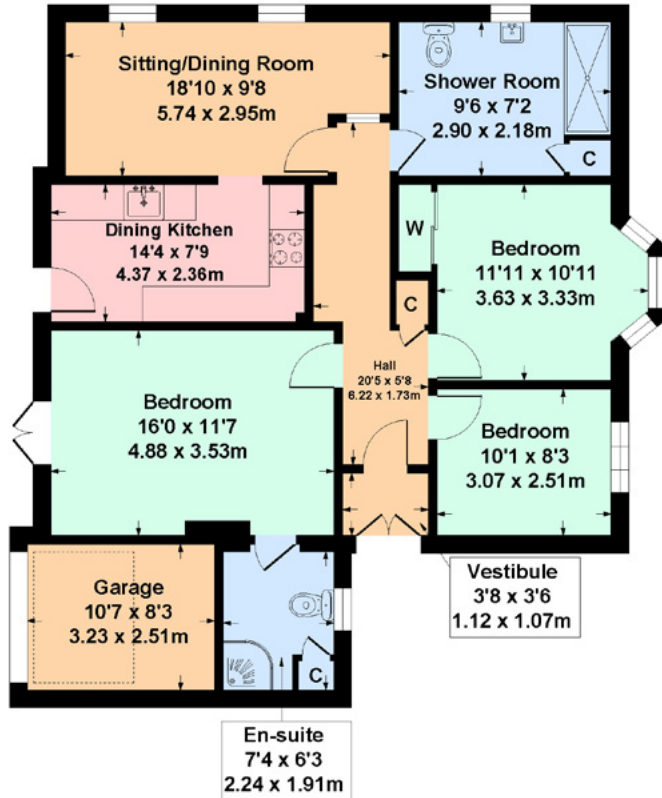


Nicol Estate Agents



9 Malleny Grove, Newton Mearns G77 6FF

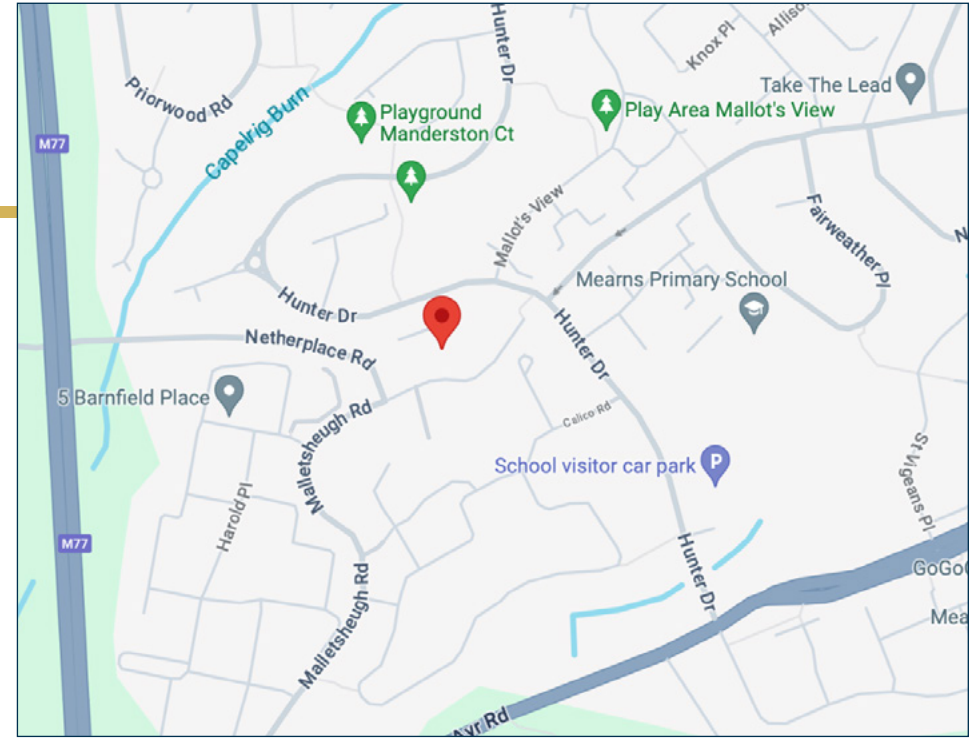
Approximate gross internal area
Main House: 1000 sq ft - 93 sq m
Garage: 87 sq ft - 8 sq m
Total: 1087 sq ft - 101 sq m



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. 2024

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 is supplied by mains water, gas and electricity. Gas central heating.

Local Authority

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

Property Reference 3068

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

