



42 Leslie Avenue, Newton Mearns

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Situation

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

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. Only a short walk away are the local shops and Co-op on Harvie Avenue and the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Patterson Train Station is a short distance from the property.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Williamwood, Whitecraigs and Cathcart Golf Clubs and Whitecraigs Tennis Club, as well as 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.

In addition, this property sits within the catchments area for the highly reputable Primary and Secondary schools.





Description

A well presented and extended three bedroom semi detached villa, located within this popular residential pocket, close to local amenities.

The complete accommodation comprises:

Ground Floor: Welcoming entrance porch. Reception hallway with a guest WC and staircase to upper accommodation. A bright sitting room overlooking the front of the property. The sitting room is open plan to the dining room. Family room to the rear of the property. Breakfasting kitchen, with a full complement of wall mounted and floor standing units.

First Floor: Bedroom one with fitted wardrobes. Bedroom two, again a double bedroom with fitted wardrobes. Bedroom three with fitted wardrobes. A bathroom with three piece suite completes the accommodation.

The property is further complemented by gas central heating and double glazing. Driveway to the side of the property leading to a single detached garage. Gardens to front and rear of the property, with a terrace ideal for entertaining.







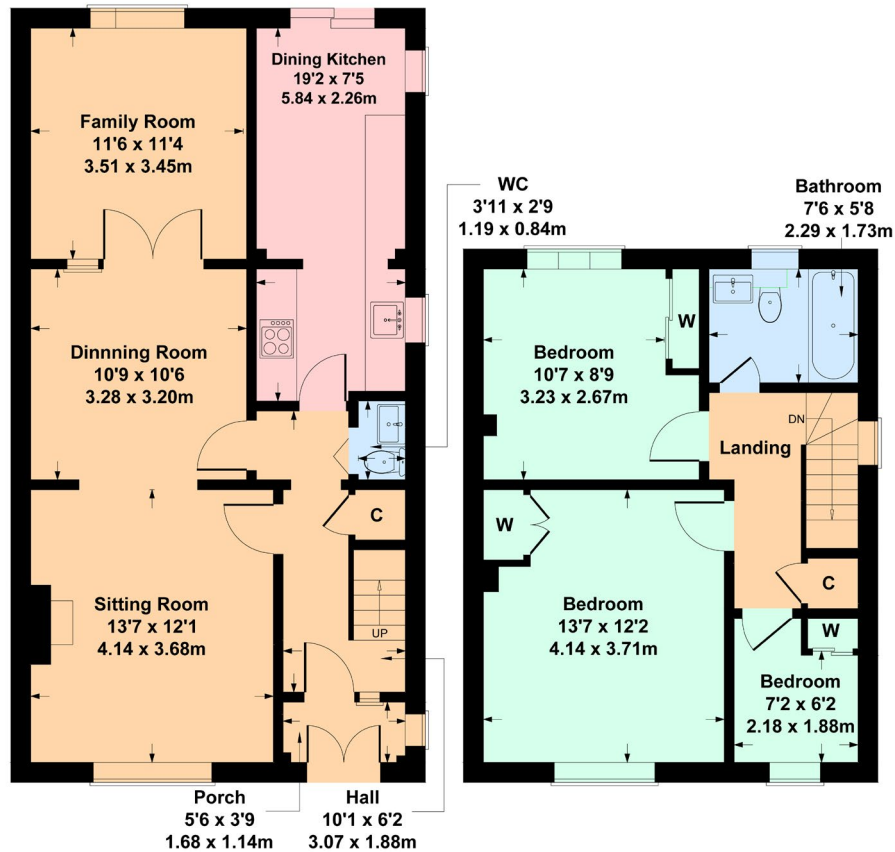


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Approximate gross internal area 1142 sq ft - 106 sq m



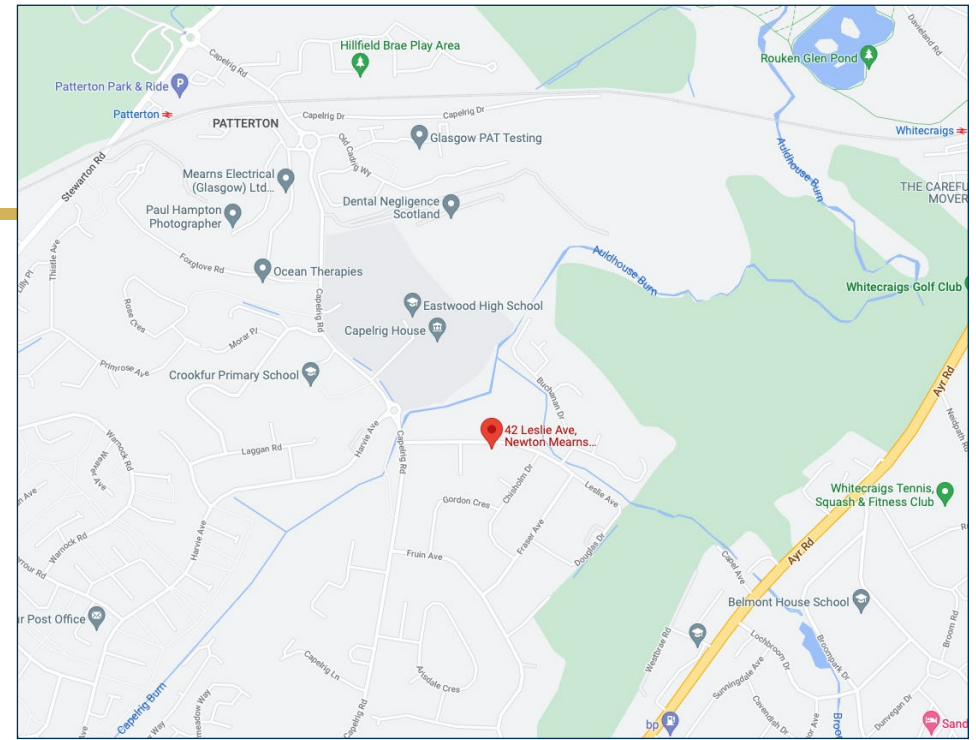
GROUND FLOOR

FIRST FLOOR

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
Council Tax Band: E

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, electricity and drainage. Electric central heating.

Local Authority

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

Property Reference 2088

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