



1 Balgray Road, Newton Mearns

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Situation

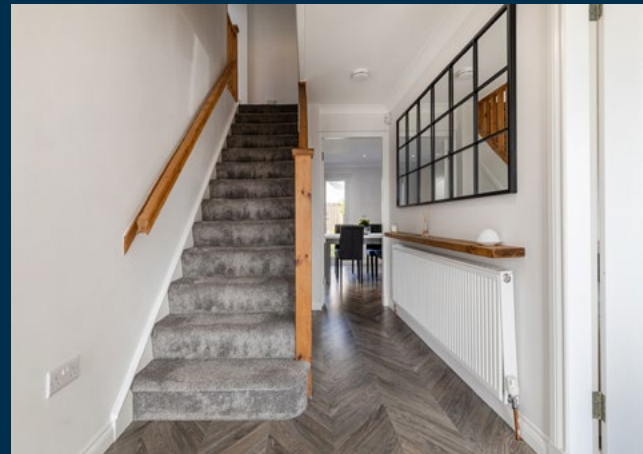
Balgray Road is positioned just off Barrhead Road and is well placed for local amenities within the surrounding district.

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 a short distance away.

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 distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

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 Eastwood High and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.















Description

A well presented and extended five bedroom detached villa, conveniently located for local amenities in the surrounding area.

The property provides flexible accommodation, formed over two levels and comprises:

Ground Floor: Entrance hallway. Bright and spacious sitting room. Family/dining room, on an open plan arrangement to the kitchen. Well appointed kitchen, fitted with a full complement of floor and wall mounted cabinets and complementary worktop surfaces. Utility room. Bathroom with three piece suite.

First Floor: Upper landing giving access to all five bedrooms. Bedroom one with fitted wardrobes. Bedroom two with wardrobes. Bedroom three with cupboard space. Bedroom four. Bedroom five/study. A refitted shower room, completes the accommodation.

The property is further complemented by gas central heating and double glazing. A driveway provides off street parking and leads to a single garage. Gardens to front and rear, with a terrace ideal for entertaining.





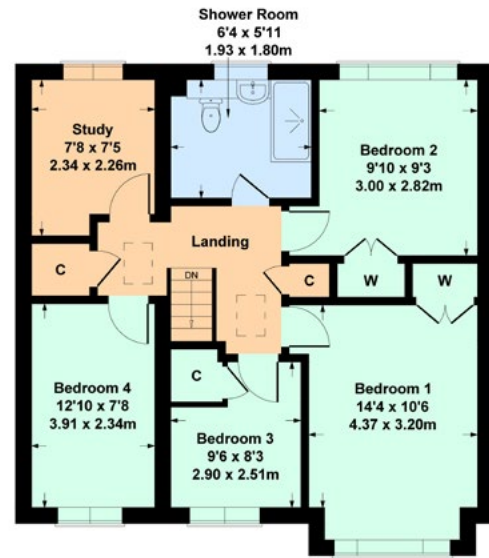
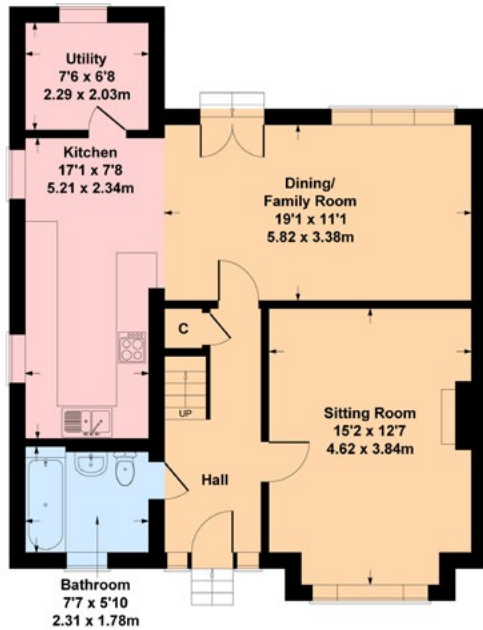
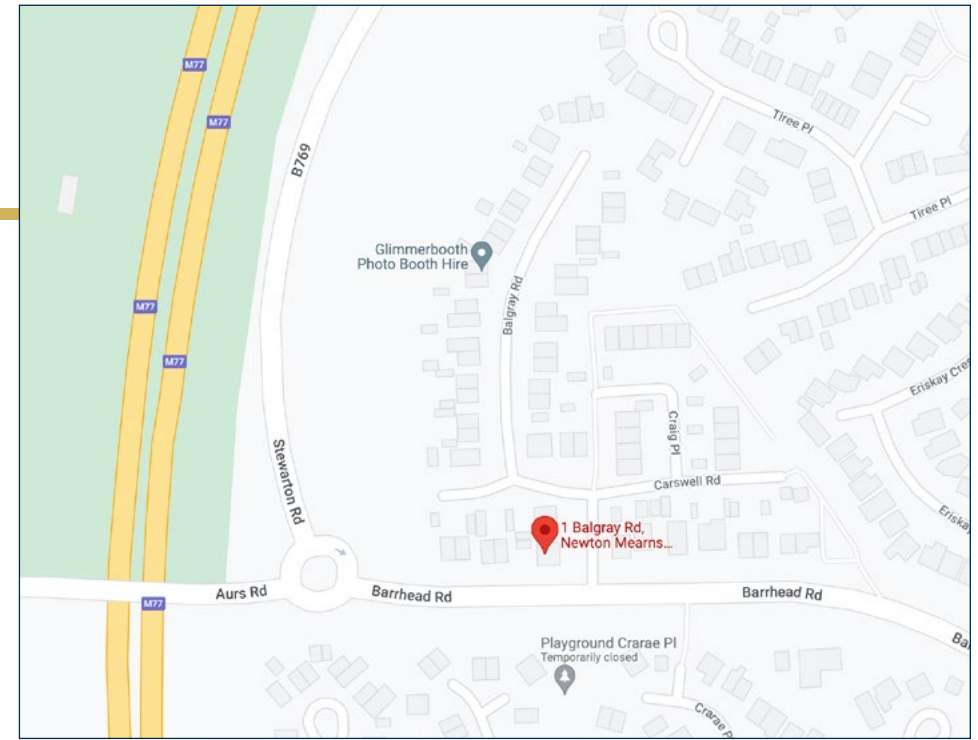


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1 Balgray Road, Newton Mearns, G77 6PB

Approximate gross internal area 1558 sq ft - 145 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 2770

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.

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