



6 Scone Place, Newton Mearns

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Situation

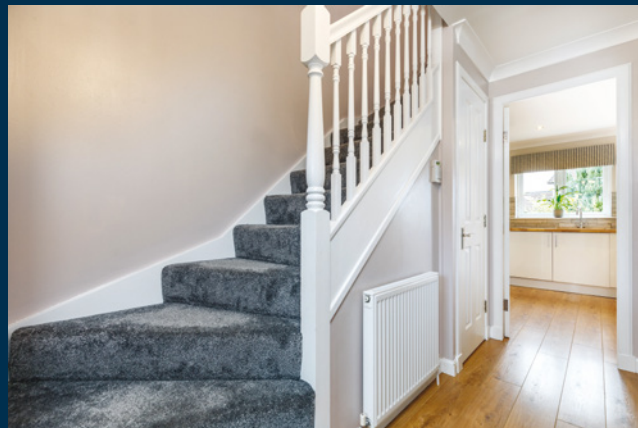
Scone Place is a continually popular location within Newton Mearns, set within the Castlefarm development, extremely well positioned for amenities within the surrounding district, close to Mearns Castle High School.

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 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 Mearns Castle and St Ninian's High Schools.









Description

A well presented and extended three bedroom, MacTaggart & Mickel semi detached villa within this continually sought after location of Newton Mearns.

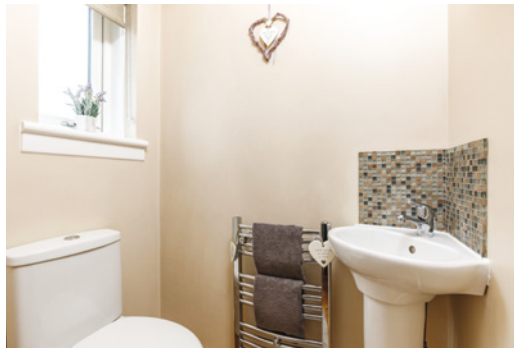
The property provides flexible accommodation formed over two levels, comprising:

Ground Floor: Entrance hallway with staircase to upper level and guest WC. Well presented sitting room overlooking the front of the property. Well appointed dining kitchen with a full complement of wall mounted and floor standing units. The kitchen is open plan arrangement to the dining area and family room, which provides access to the rear garden.

First Floor: Three bedrooms, bedroom one benefitting from fitted wardrobes. A bathroom completes the overall accommodation.

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







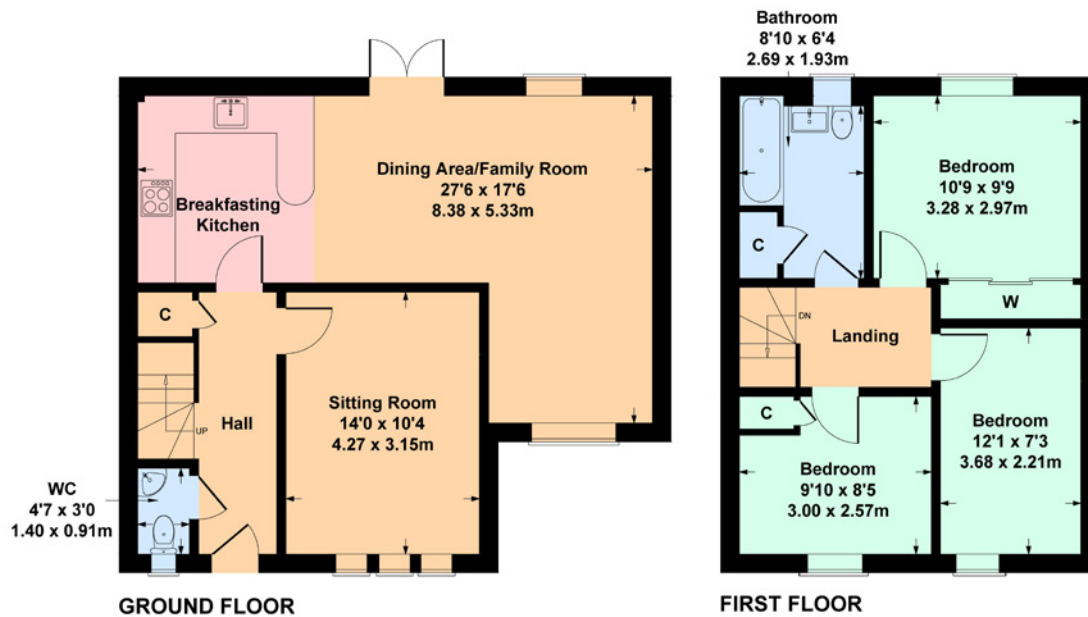


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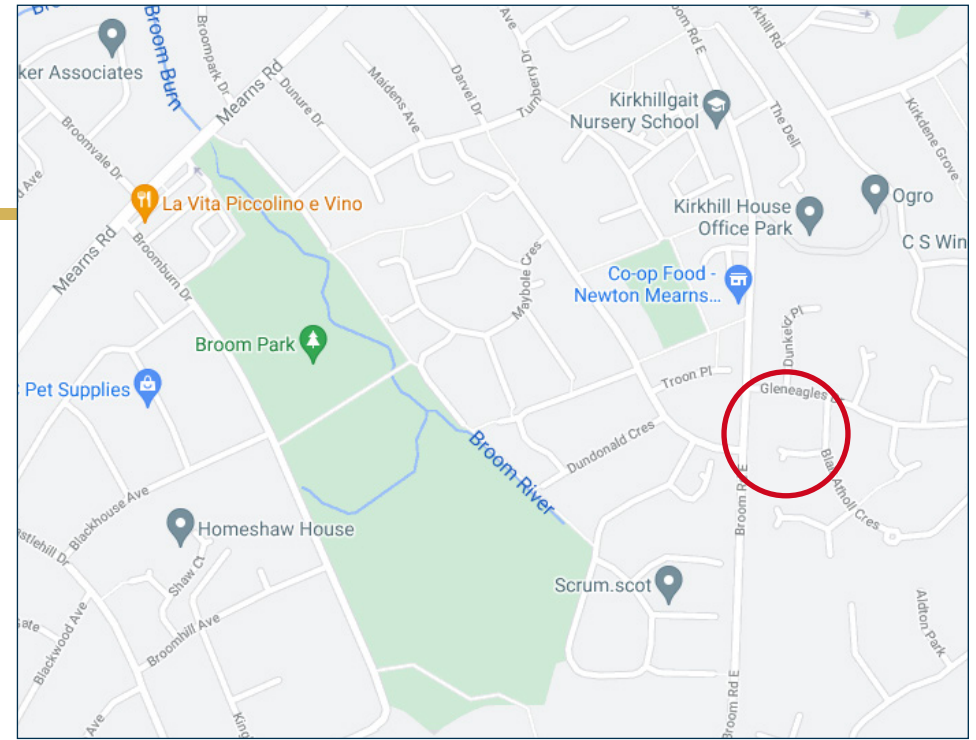
Approximate gross internal area 1,056 sq ft - 98 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings 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



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 TBC

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 1938

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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