



11 Blair Atholl Gate, Newton Mearns

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Situation

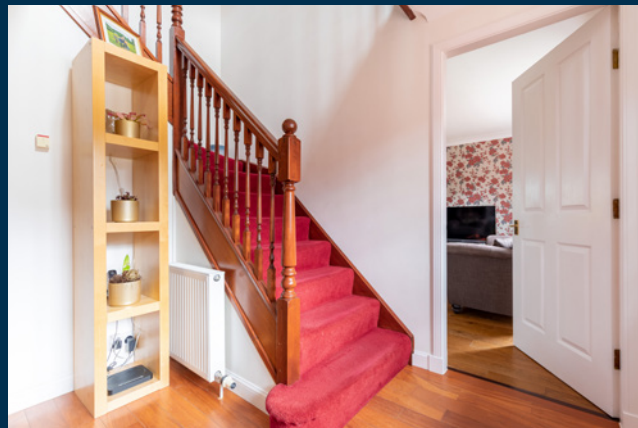
Blair Atholl Gate is a continually popular location within Newton Mearns, set within the Castlefarm development, extremely well positioned for local schooling and amenities within the surrounding district.

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 Kirkhill Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

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.

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 David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling 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.









Description

A well presented MacTaggart & Mickel detached villa, carefully maintained by the current owners, positioned within sought after cul-de-sac location, set within well tended garden grounds.

A lovely family home quietly positioned within short cul de sac of only 15 detached homes affording spacious, well appointed accommodation arranged over two floors. In total the accommodation extends to around 1,518 Sqft (141 Sqm) and provides flexible accommodation, well designed for family living.

The accommodation comprises:

Ground Floor: Welcoming reception hallway with guest WC. Generous dual aspect sitting room with feature fireplace. Separate dining room connecting to the kitchen. Family room/bedroom five. Well appointed and combined breakfasting kitchen and conservatory. The refitted kitchen is fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Open plan to conservatory affording access to rear gardens. Separate utility room.

First Floor: Principal bedroom with ensuite shower room. Three further bedrooms and the house family bathroom complete the upper floor.

The property is further complemented by gas central heating and double glazing. Well tended gardens, enclosed rear garden, providing privacy and shelter, ideal for entertaining. A monobloc driveway leads to a detached double garage





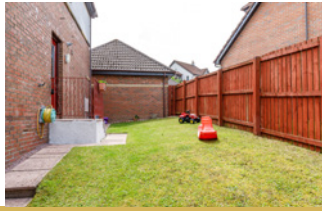


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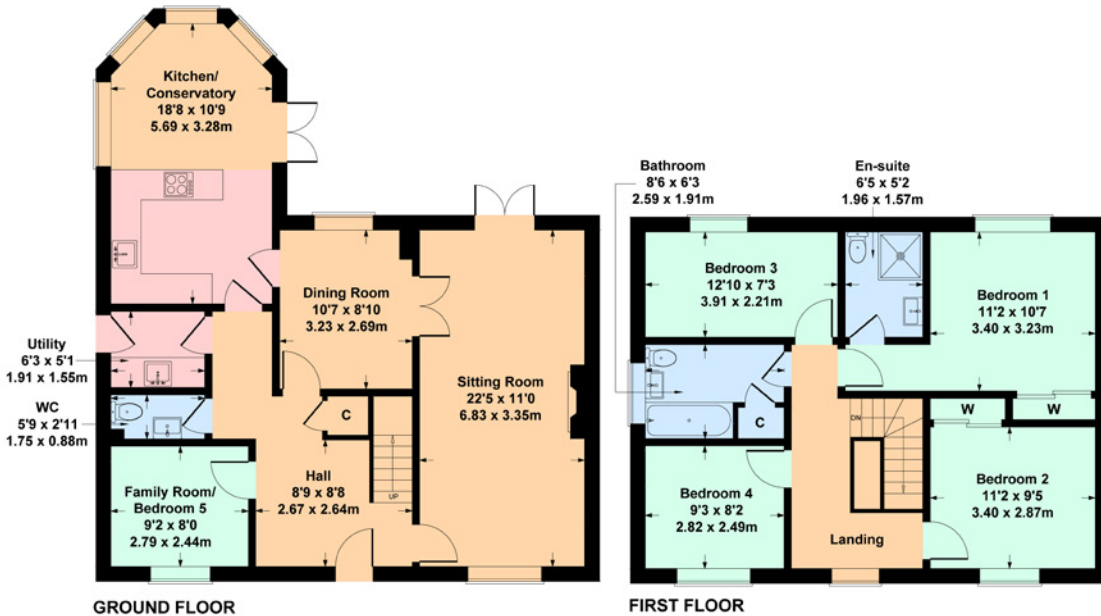
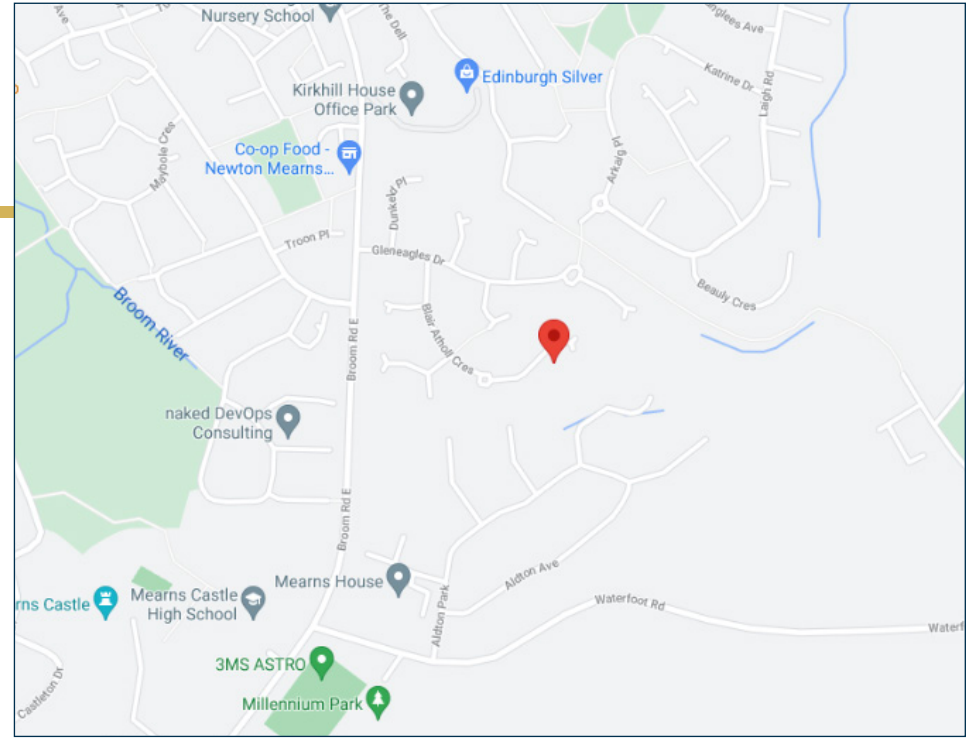


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11 Blair Atholl Gate, Newton Mearns, G77 5UP

Approximate gross internal area 1,518 sq ft - 141 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 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 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 1923

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

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