



152 Mallots View, Newton Mearns

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## Nicol Estate Agents

### Situation

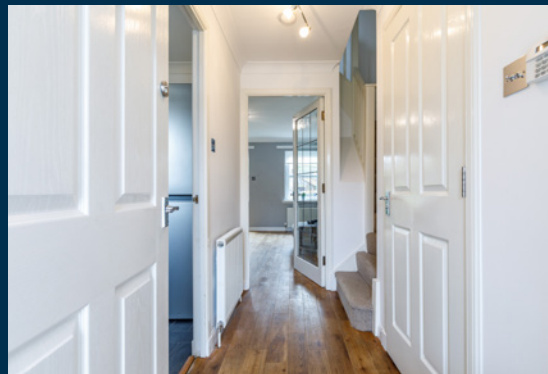
Mallots View is positioned just off Hunter Drive, yet only a short distance to Mearns Cross and The Avenue Shopping Centre.

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.

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 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 three bedroom end terrace villa with attached garage, situated within this established modern development, built by MacTaggart & Mickel, close to Mearns Cross and set within attractive and well maintained landscaped residents' grounds.

Internally the property provides flexible accommodation formed over two levels, well designed for family living.

Ground Floor: Welcoming reception hallway. Spacious sitting/dining room with large store cupboard. Well appointed kitchen fitted with a range of wall mounted and floor standing units and complementary worktops. Guest WC.

First Floor: Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Bedroom three. House family bathroom with shower over bath. Hatch to attic space.

The property is further complemented by gas central heating and double glazing. Well tended, enclosed rear garden with terrace, ideal for entertaining. Two designated parking spaces with additional residents and visitors parking. This property also benefits from its own driveway with electric car charger and leads to a single garage. Well-kept and landscaped communal gardens surround Mallots View with a designated child play area a short distance away.







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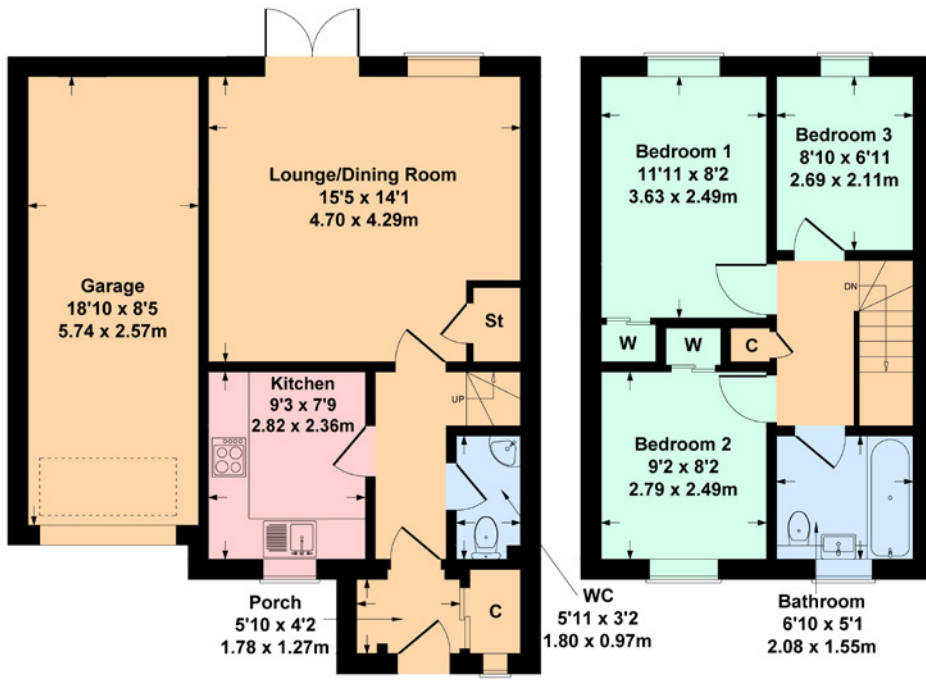
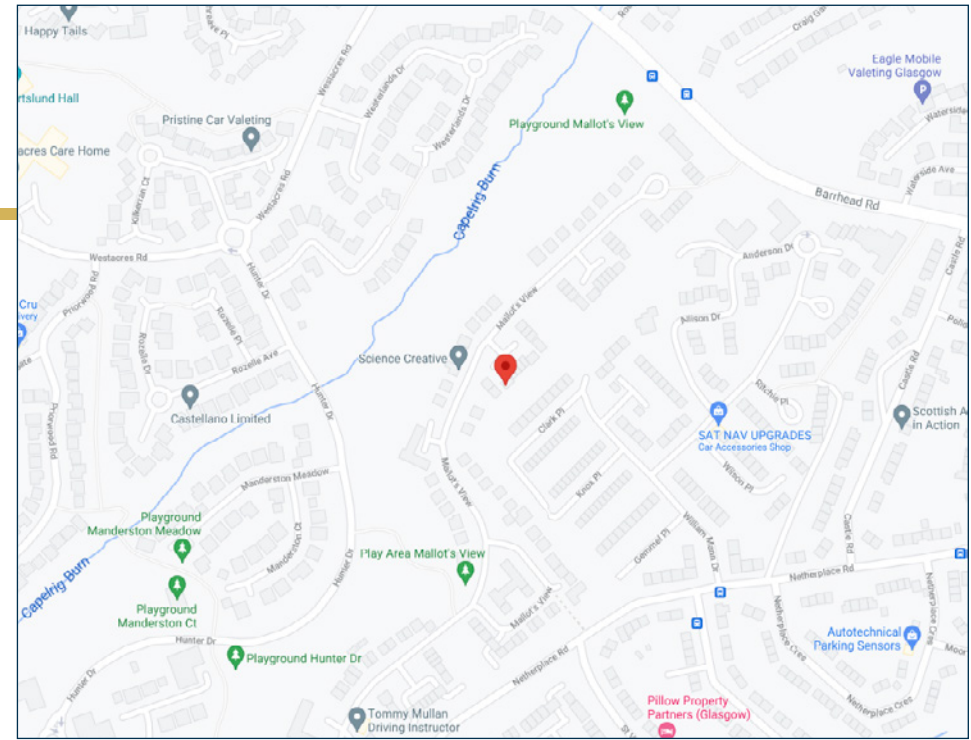


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### 152 Mallots View, Newton Mearns G77 6GN

Approximate gross internal area  
Main House: 773sq ft - 72 sq m  
Garage: 159sq ft - 15 sq m  
Total: 932sq ft - 87 sq m



GROUND FLOOR

FIRST FLOOR

#### 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.  
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, 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 1915

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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