



42 Rose Crescent, Royale Mearns, Newton Mearns

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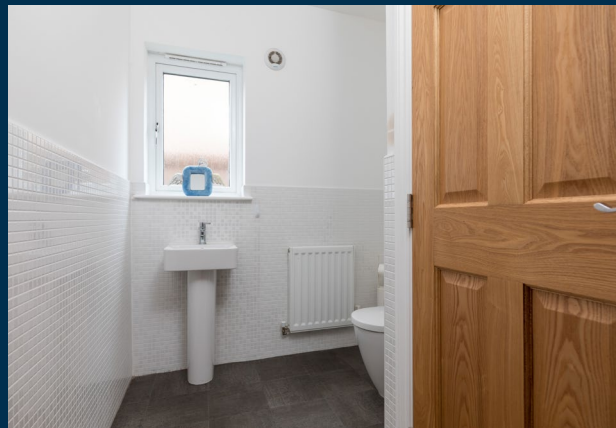
Situation

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. Also, close by, 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, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and Whitecraigs tennis and rugby 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 four bedroom detached villa, occupying a favoured position within this popular development, conveniently located for local schooling, transport links and amenities within the surrounding area.

This family home offers flexible accommodation arranged over two floors, well designed for family living

The accommodation comprises:

Ground Floor: Entrance hallway with staircase to upper accommodation. Spacious bay window sitting room. Well-appointed combined kitchen and family/dining room. The kitchen is fitted with a full complement of wall mounted and floor standing units and complementary worktops. The kitchen is on an open plan arrangement to the family/dining room, which in turn gives access to the private patio and rear garden. A guest WC completes the lower accommodation.

First Floor: Upper landing. Bedroom one with fitted wardrobes and ensuite shower room. Bedroom two with fitted wardrobes and an ensuite shower room. Bedroom three and bedroom four, both of double bedrooms, are serviced by the family bathroom with three piece suite.

The property is further complemented gas central heating and double glazing. Driveway to the front, provides off street parking and affords access to the integral single garage. Well kept garden grounds, enclosed southerly facing to the rear of the property with terrace, ideal for entertaining, backing onto mature trees. For added peace of mind, the property also benefits from the balance of the NHBC guarantee.









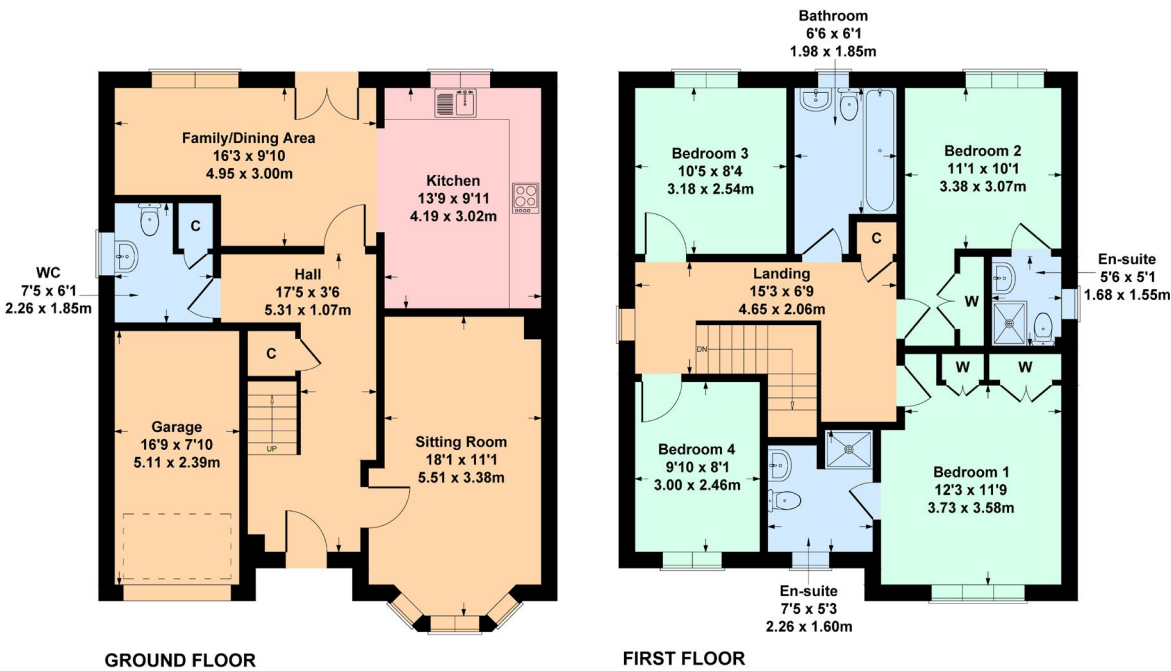
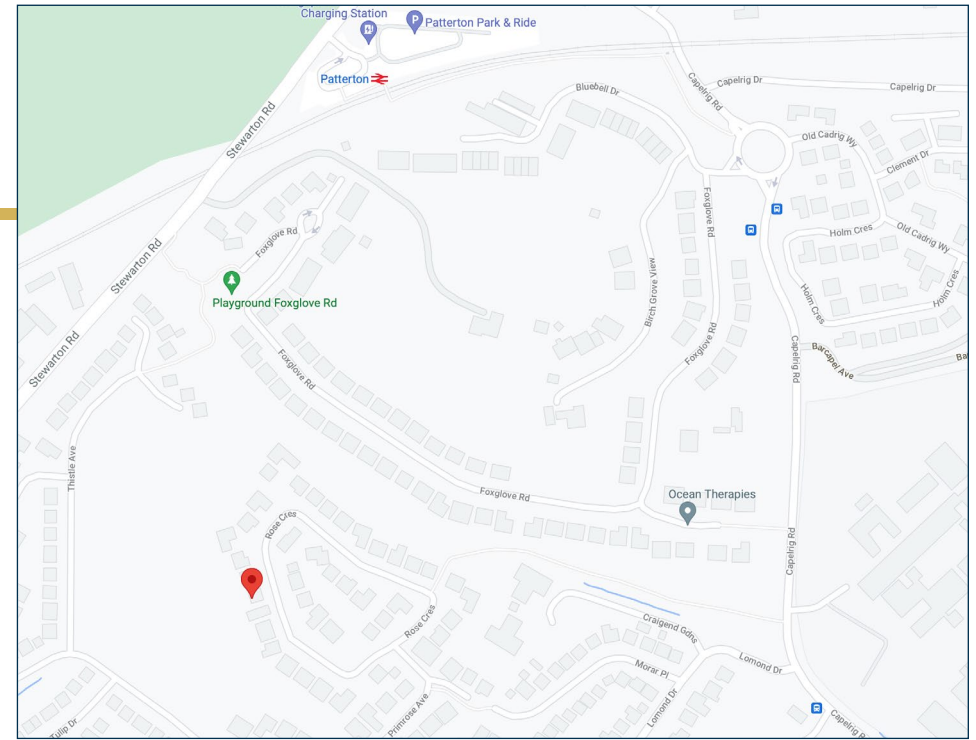


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Approximate gross internal area 1618 sq ft - 151 sq m



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. 2021

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.
Band G

Fixtures and Fittings

Only items specifically mentioned in the sale particulars
are included in the sale price.

Energy Efficiency Rating

Band B

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 2002

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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