



11 Roland Crescent, 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.

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, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools. Roland Crescent is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

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 and Whitecraigs tennis club as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.











## Description

A well presented three bedroom detached villa, conveniently located for amenities and schooling within the surrounding district.

Well appointed accommodation arranged over two floors, well designed for family living.

The accommodation comprises:

Ground Floor: Welcoming reception hall with staircase to upper level. Generous and bright sitting room. Dining room. Family room with access to the rear garden. Well appointed kitchen, fitted with a full complement of wall mounted and floor standing units and complementary worktop surfaces. The kitchen affords access to the breakfasting room. A shower room completes the lower accommodation.

First Floor: Upper landing affording access to all three double bedrooms. Bedroom one with an ensuite shower room. Bedroom two and bedroom three with fitted wardrobes, and are both of double proportions. Shower room with three piece suite.

The property is further benefited from gas central heating and double glazing. Well kept landscaped gardens with an enclosed rear garden. A driveway to the front of the property provides off street parking and leads to a single integral garage.

















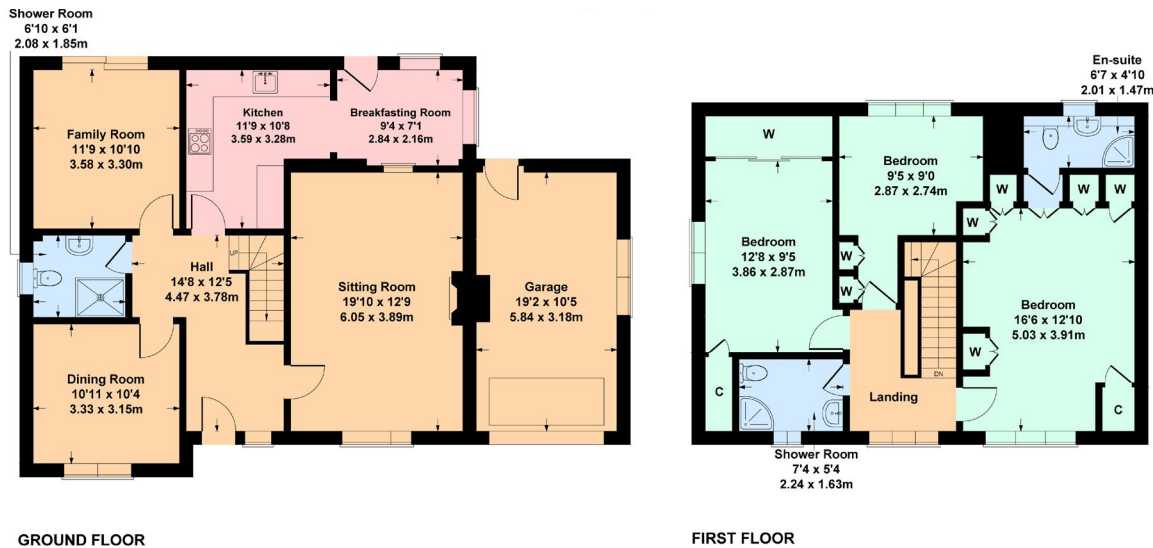


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## 11 Roland Crescent, Newton Mearns G77 5JT

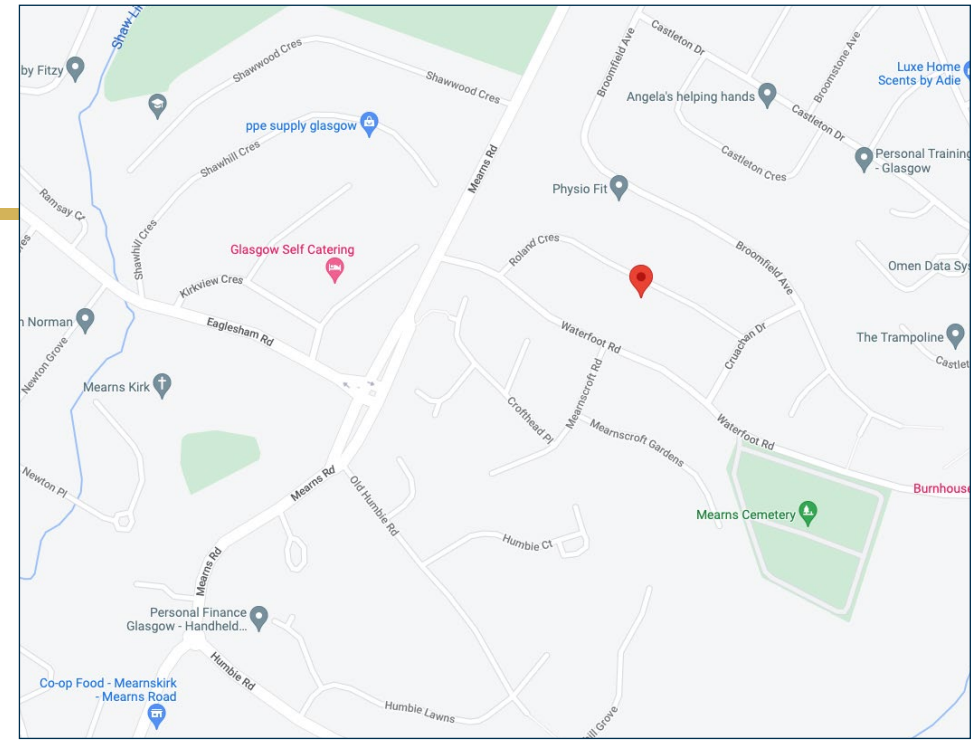
Approximate gross internal area  
Main House = 1621 sq ft - 151 sq m  
Garage = 20 sq ft - 19 sq m  
Total = 1821 sq ft - 170 sq m



### 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. 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.



### 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 D

### 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 2081

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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