



27 Lavender Drive, 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 Southern 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

Seldom available, a well presented five bedroom detached villa By David Wilson Homes, set within this popular cul de sac, close to local amenities, Patterson Train Station and Greenlaw Retail Park.

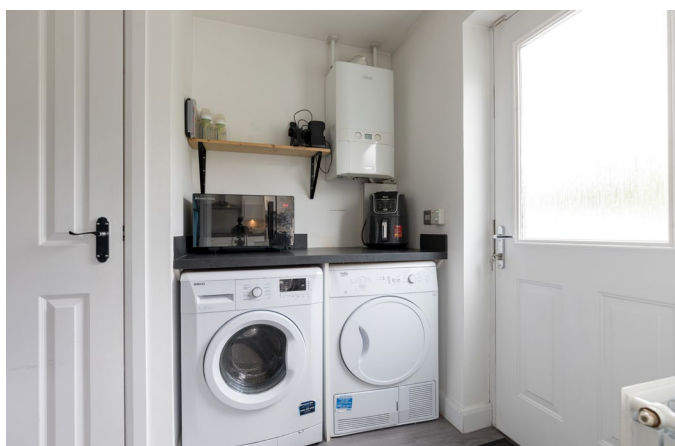
Internally the property provides flexible accommodation formed over three levels, well designed for family living.

Ground Floor: Welcoming reception hall with staircase to upper floor and Guest WC. Generous bay window sitting room. Family room. Well appointed dining kitchen with a full complement of wall mounted and floor standing units and complementary worktops. The kitchen affords access to the rear garden. Separate utility room completes the lower accommodation.

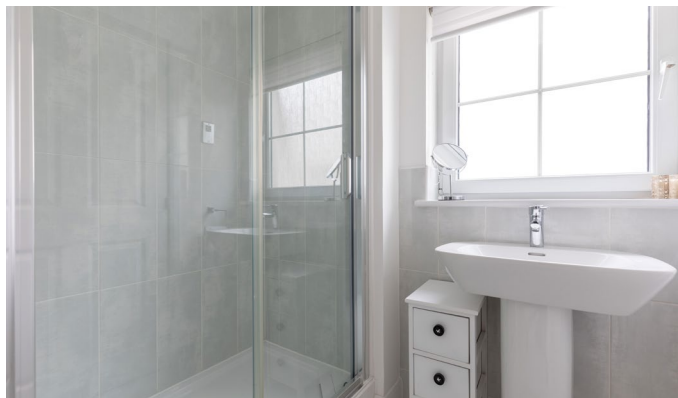
First Floor: Bedroom two with fitted wardrobes and an ensuite shower room. Three further double bedrooms serviced by the house bathroom with three piece white suite and shower over bath.

Second Floor: Principal bedroom with fitted wardrobes and an attractive ensuite shower room. Separate dressing room/further bedroom.

The property is further complemented by gas central heating and double glazing. This property benefits from well tended landscaped gardens. Enclosed rear garden, enjoying a south westerly orientation, providing privacy and shelter, with a large terrace and artificial grass. The driveway provides off street parking for several cars.









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IN LIFE ARE
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and a glass of
PROSECCO



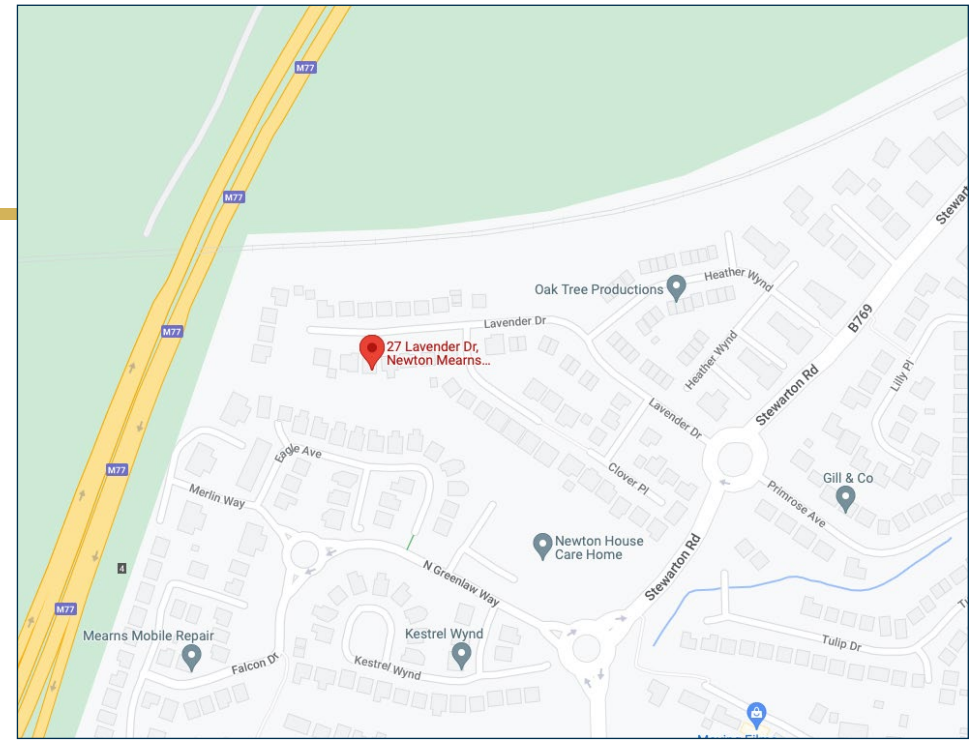
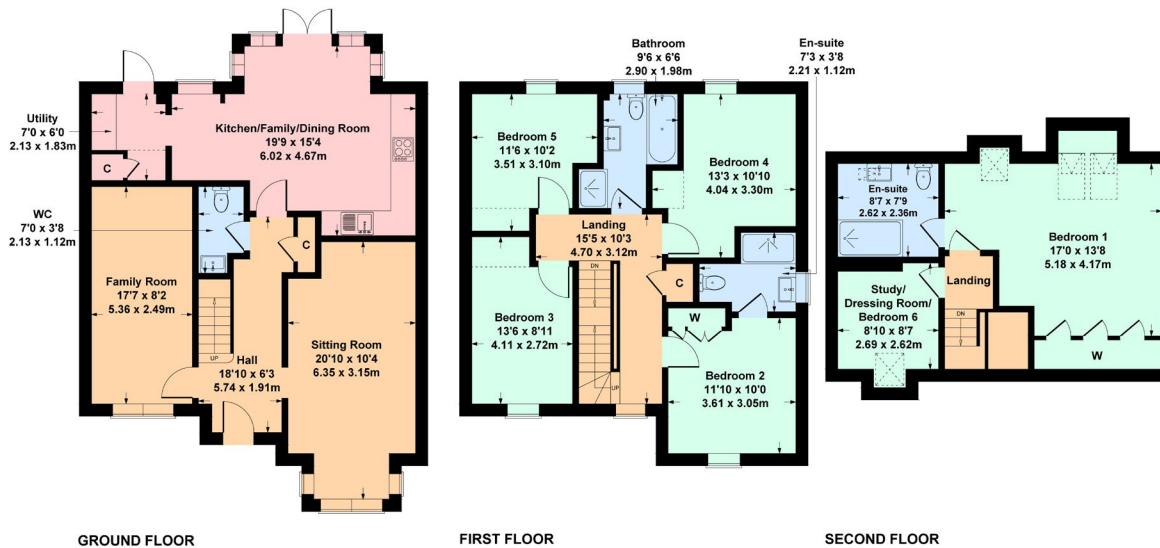


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27 Lavender Drive, Newton Mearns, G77 6AF

Approximate gross internal area 1924 sq ft - 179 sq m



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 2098

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.

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