



28 Calico Road, Newton Mearns

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Nicol Estate Agents



## Nicol Estate Agents

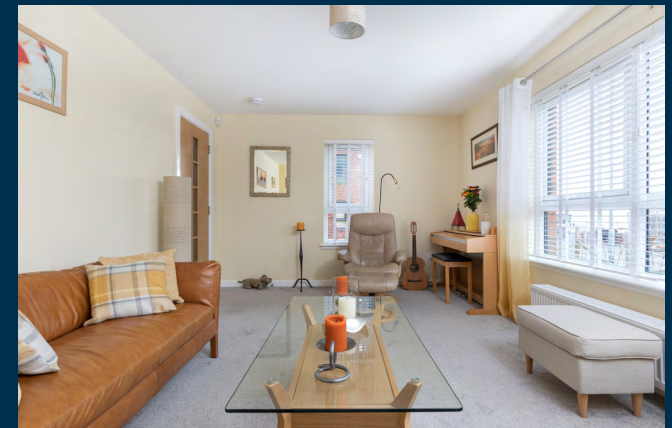
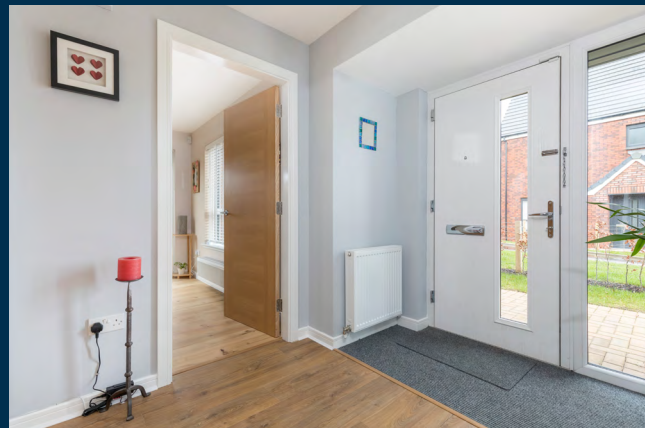
### Situation

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 the Mearns Primary School and Nursery, Eastwood 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 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.

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 Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

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. 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 virtually brand new and well presented three bedroom semi detached villa, built by Mactaggart & Mickel Homes.

The 'Harrison' house style, provides flexible accommodation throughout and comprises:

**Ground Floor:** Welcoming reception hall with guest WC. Well presented sitting room. Well appointed dining kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces. Separate utility room.

**First Floor:** Bedroom one with fitted wardrobes and attractive ensuite shower room. Two further bedrooms, both of double proportions. A well appointed house bathroom completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well tended gardens, providing privacy and shelter, ideal for entertaining. A driveway provides off street parking. For added peace of mind, the property benefits from the balance of the NHBC Guarantee.



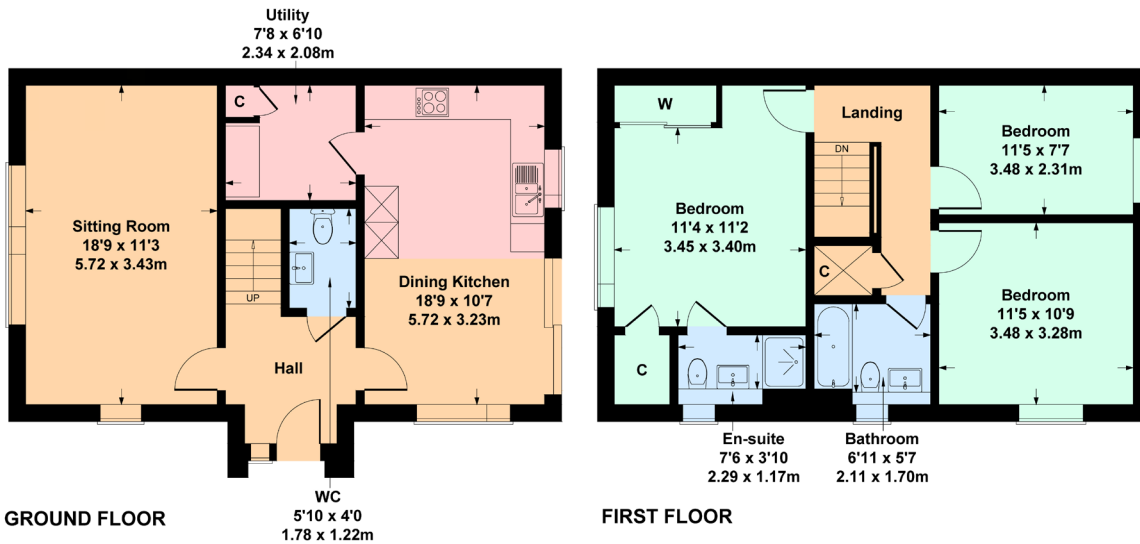
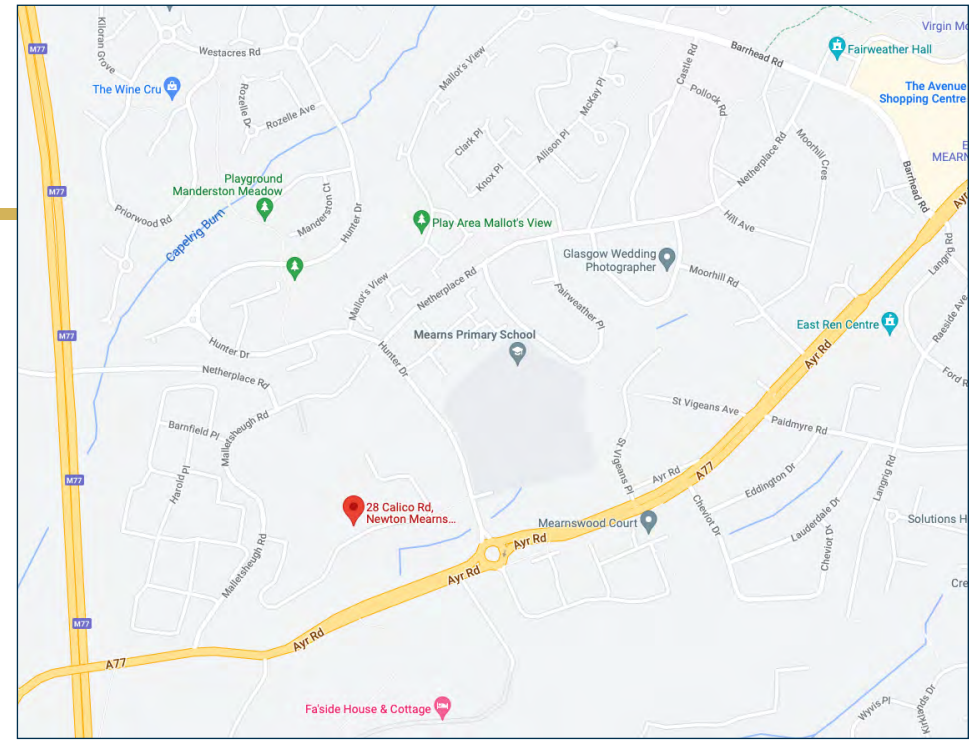


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28 Calico Road, Newton Mearns G77 6GA

Approximate gross internal area 1156 sq ft - 107 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.

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 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  
Council headquarters  
Eastwood Park, Rouken Glen Road  
Giffnock G46 6UG  
Tel: (0141) 577 3000

### Property Reference 2112

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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