



14 Lambie Crescent, Newton Mearns

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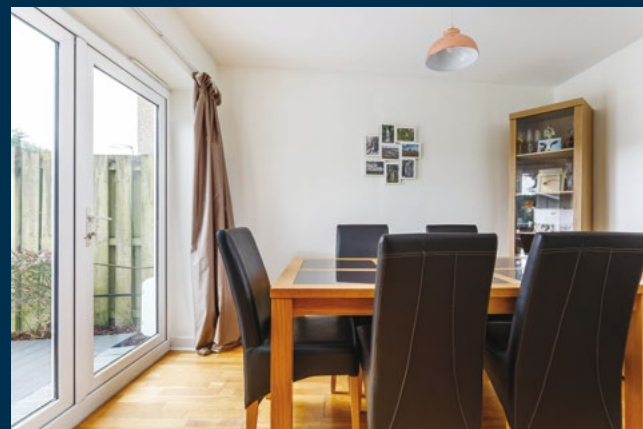
Situation

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, Eastwood High School and St. Ninian's High School.

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 Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire and Whitecraigs Golf Clubs, 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 extended three/four bedroom semi detached villa, located in popular residential setting, close to local amenities, schooling and services in the surrounding area.

Internally the flexible accommodation formed over three levels comprises:

Ground Floor: Welcoming reception hallway with staircase to upper floor. Sitting room overlooking the front of the property. Family room/bedroom 4. Inner hall connecting to a well appointed refitted kitchen, equipped with a range of wall mounted and floor standing units and complementary worktop surfaces. Dining room with French doors opening to a deck terrace and garden. Breakfasting / Utility room with French doors opening to the garden.

First Floor: Bedroom one with wardrobes. Bedroom two. Bedroom three. Bathroom with white bathroom suite. Spiral staircase to attic.

Attic: Floored attic providing extensive storage.

The property benefits from gas central heating and double glazing. Driveway provides off street parking. Well kept garden grounds, enclosed to the rear with a decked terrace, ideal for entertaining.





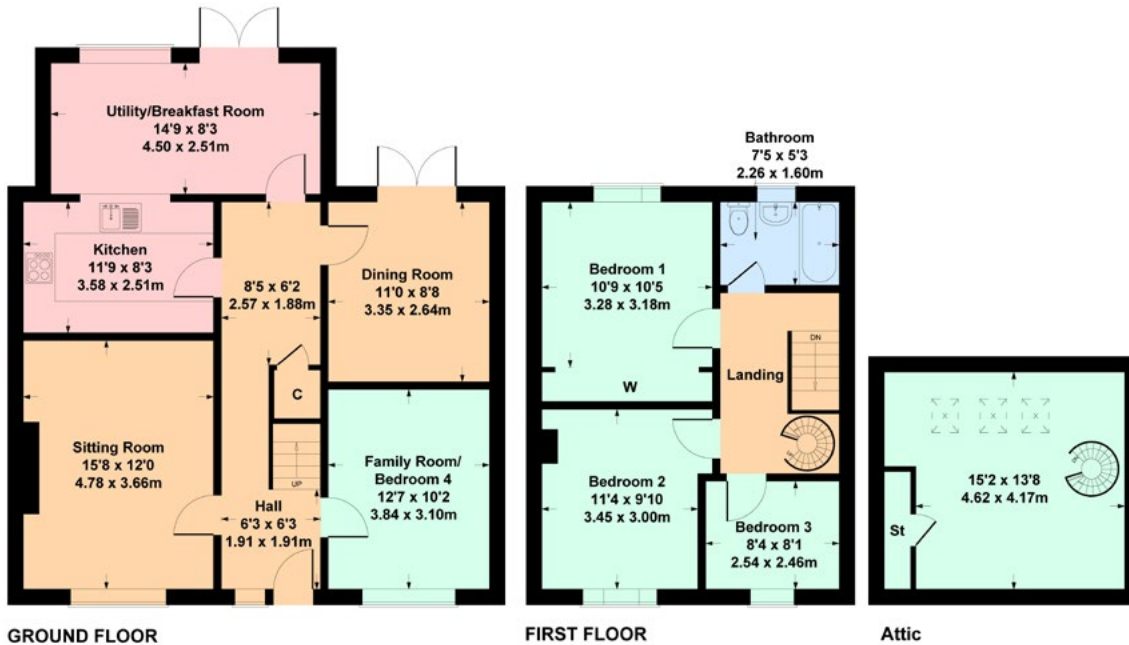
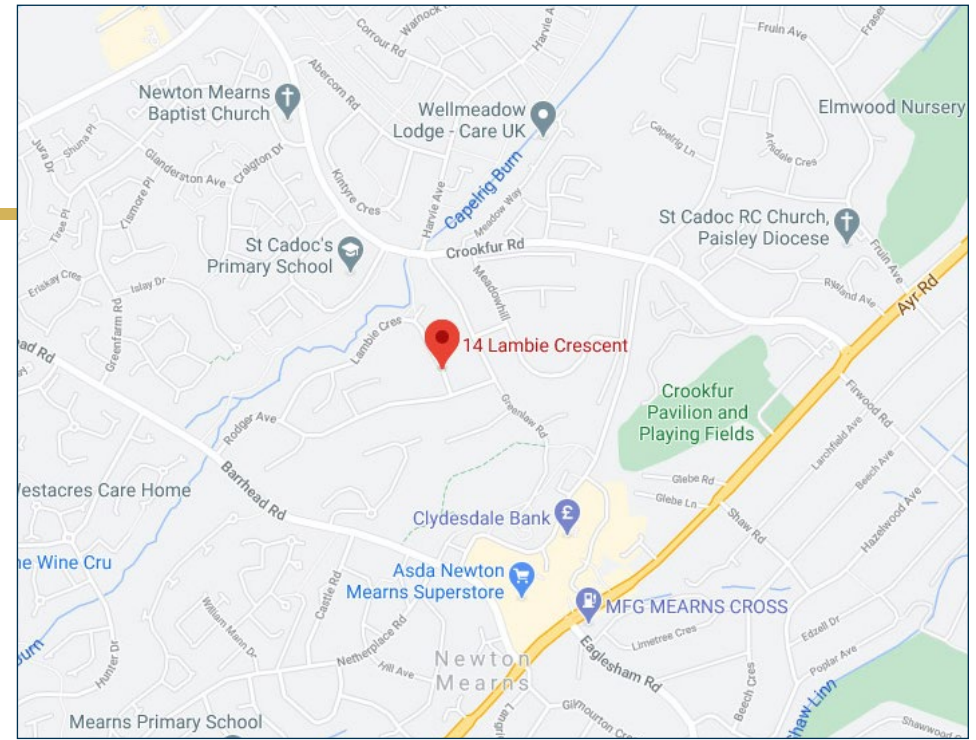


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Approximate gross internal area
Main House = 1325 sq ft - 123 sq m
Attic = 207 sq ft - 19 sq m
Total = 1532 sq ft - 142 sq m



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 E

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 1733

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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