



159 Harvie Avenue, 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. Patternon 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, Whitecraigs Tennis and Rugby Clubs, 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 three bedroom semi detached villa, positioned within a cul de sac setting, conveniently located for amenities and schooling within the surrounding district.

Internally the property provides accommodation formed over two levels, well designed for family living and comprises:

Ground Floor: Reception hallway with storage and staircase to upper floor. Spacious and well presented sitting/ dining room. Well appointed kitchen, equipped with a full complement of floor and wall mounted cabinets and complementary worktop surfaces.

First Floor: Bedroom one. Bedroom two with cupboard space. Bedroom three. A wet room completes the accommodation.

The property is further complemented by gas central heating and double glazing. Garden grounds to front and rear. Parking to the rear of the property, leading to a single detached garage.



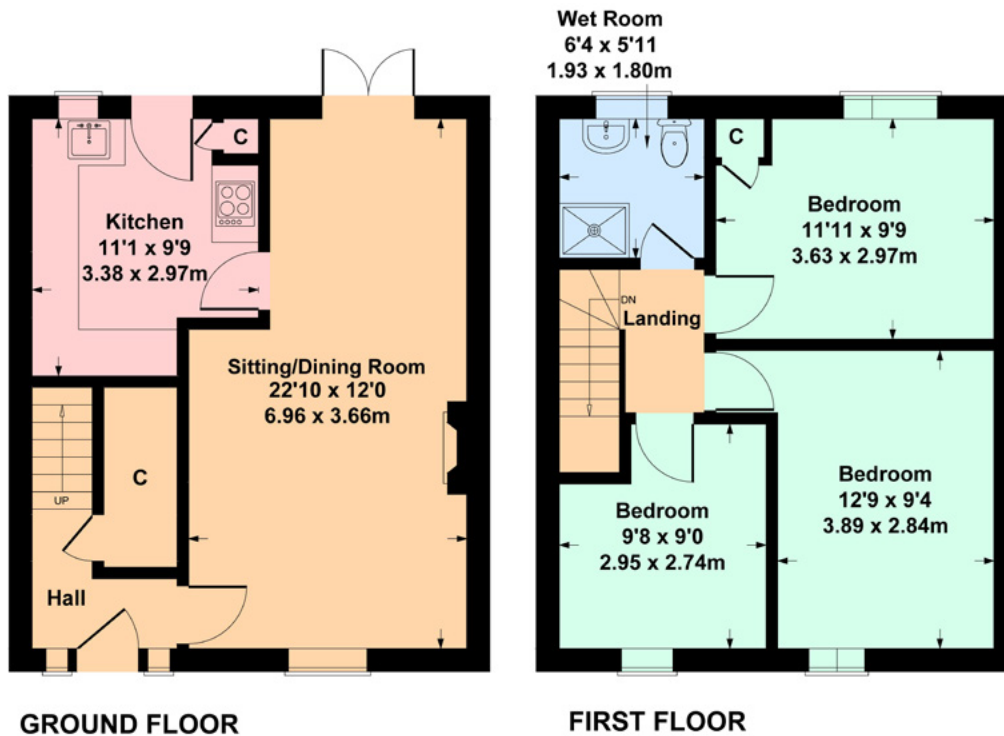
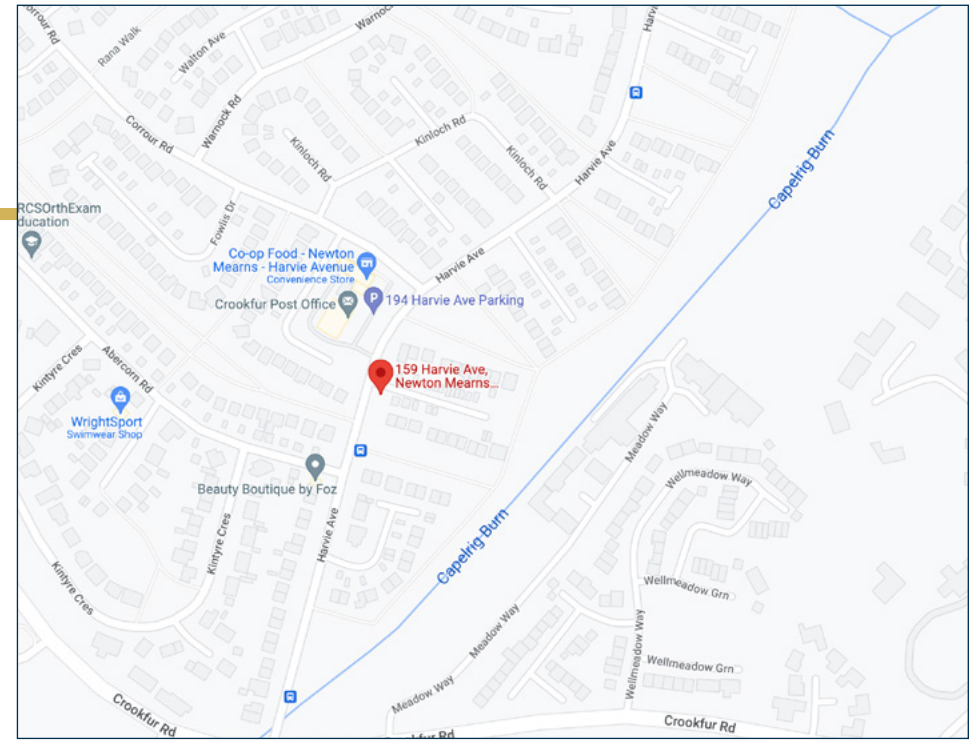


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159 Harvie Avenue, Newton Mearns G77 6LJ

Approximate gross internal area 856 sq ft - 80 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 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 2821

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. 2023

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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