



87 Culzean Crescent, Newton Mearns G77 5SW

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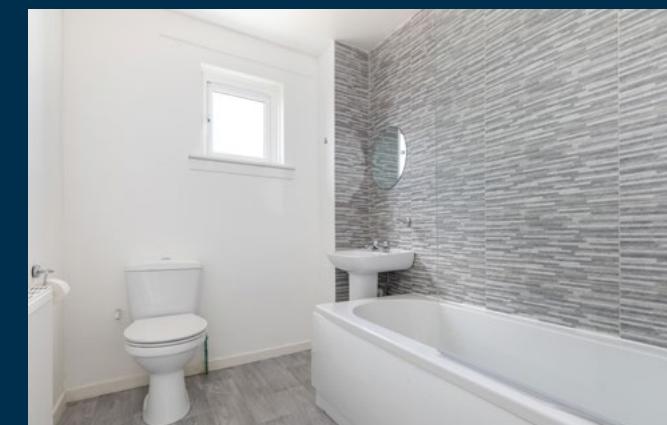
Situation

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.

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 The Greenlaw Retail Park includes Waitrose and Tesco Metro. Broomburn Park and local shops at the Broom are both just a short walk away.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Williamwood, Whitecraigs and Cathcart Golf Clubs and Whitecraigs Tennis 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.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools.









Description

A well presented two bedroom mid terrace villa built by MacTaggart & Mickel, set within this popular location of Newton Mearns, close to local shops, transport links and first class schooling.

The accommodation is formed over two levels and comprises:

Ground Floor: Entrance hallway. Bright and spacious sitting room with tree lined outlook to the front of the property. Open plan arrangement to the dining area and kitchen. Well-appointed kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Door to rear garden.

First Floor: Landing with hatch to attic providing storage. Two bedrooms, both with fitted wardrobes. A refitted bathroom with three piece suite and shower over bath, completes the accommodation.

The property is further complemented by gas central heating and double glazing. Private garden grounds, which are enclosed to the rear. Single garage.

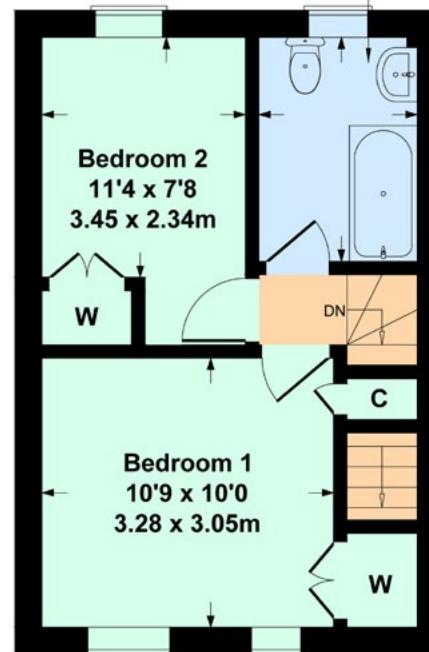
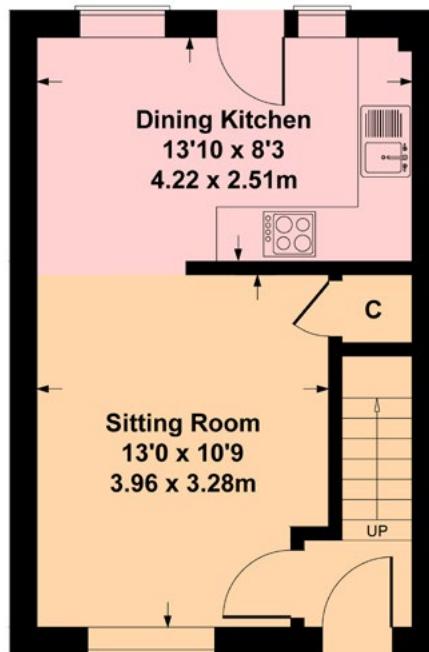


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Approximate gross internal area 602 sq ft - 56 sq m



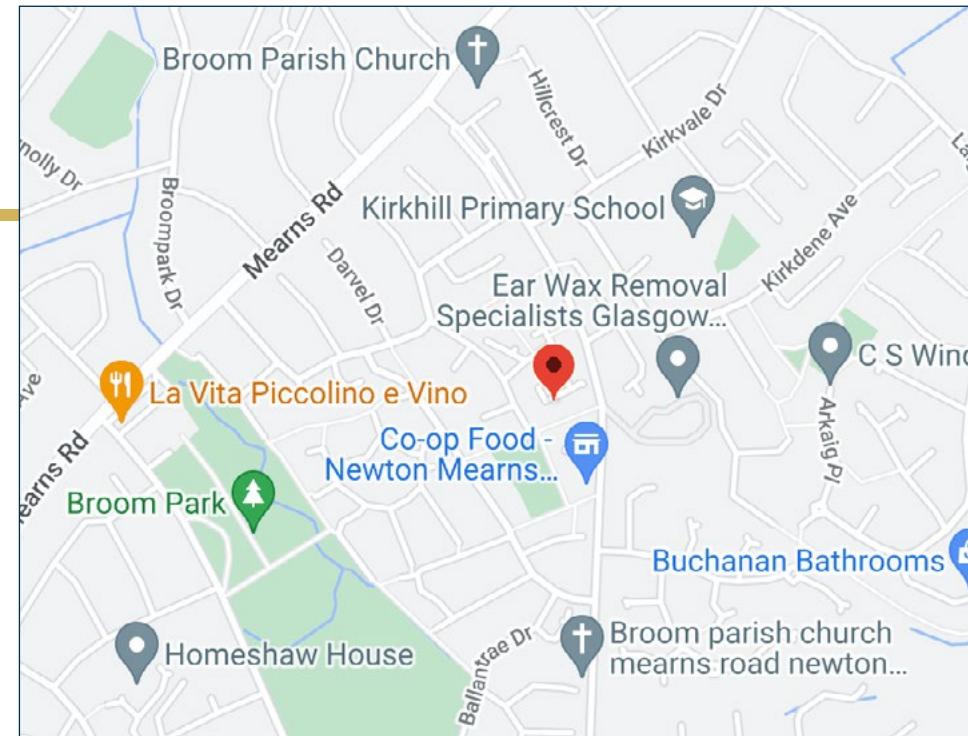
GROUND FLOOR

FIRST FLOOR

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. 2021

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
Council headquarters
Band D

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 2899

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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