



41 Harris Close, Newton Mearns G77 6TU

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Situation

A hugely popular suburb, 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 Ayrshire coast. Harris Close is within close proximity of Patterson Train Station.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Harris Close is a short walk from Greenlaw Village which houses amongst other retail outlets one of the largest Waitrose stores in Scotland. Also located in close proximity is, The Avenue shopping centre. For those with young families, the property sits within the catchment area for some of Scotland's highest achieving primary and secondary schools, including Mearns Primary School, St Cadoc's, St. Ninian's High School and the new state of art Eastwood High School



Description

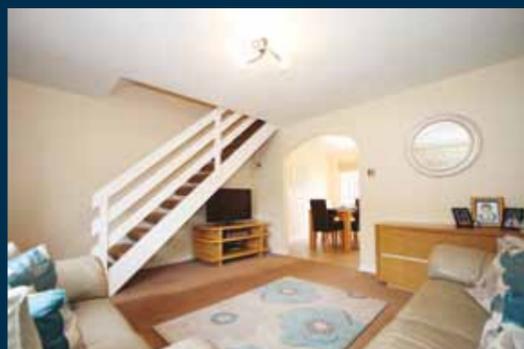
A delightful three bedroom semi-detached villa set within generous south facing gardens, located in a modern cul de sac development.

Immaculately maintained by the present owners, the accommodation is arranged over two levels and comprises:

Ground Floor: Entrance hall, bright and spacious sitting room, open plan dining room. Well-appointed modern kitchen with a full complement of wall mounted and floor standing units and complementary worktops.

First Floor: Master bedroom with fitted wardrobes. Two further bedrooms. An attractive bathroom with three piece white suite completes the accommodation.

The property is further complimented by gas central heating, double glazing and is protected by a security alarm system. Driveway provides off street parking. Enclosed rear garden with terrace ideal for entertaining.



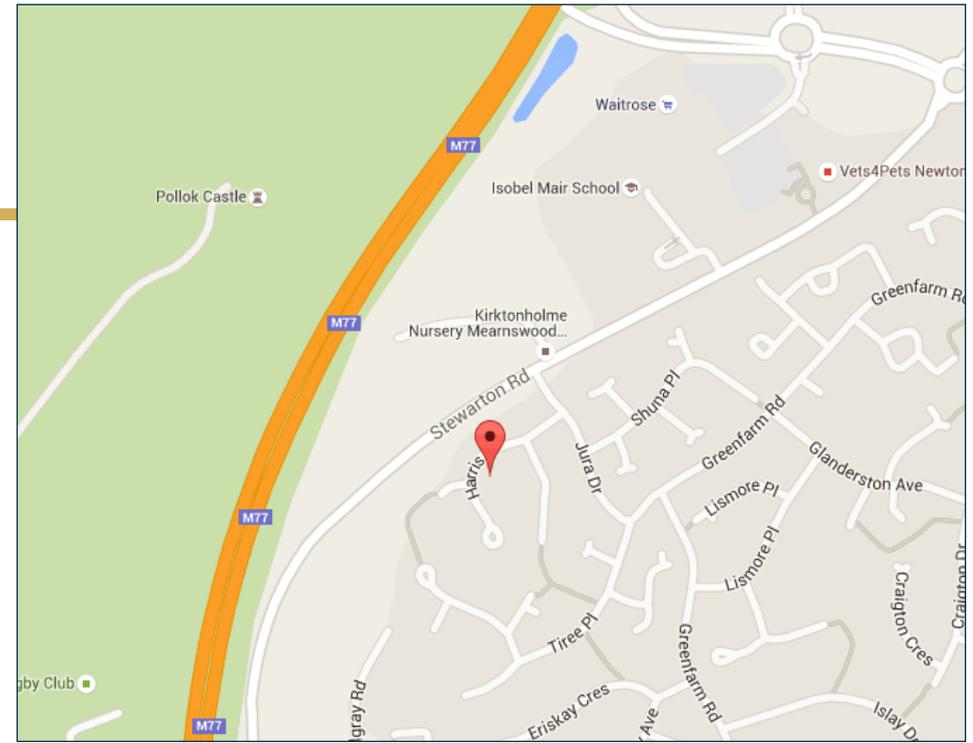
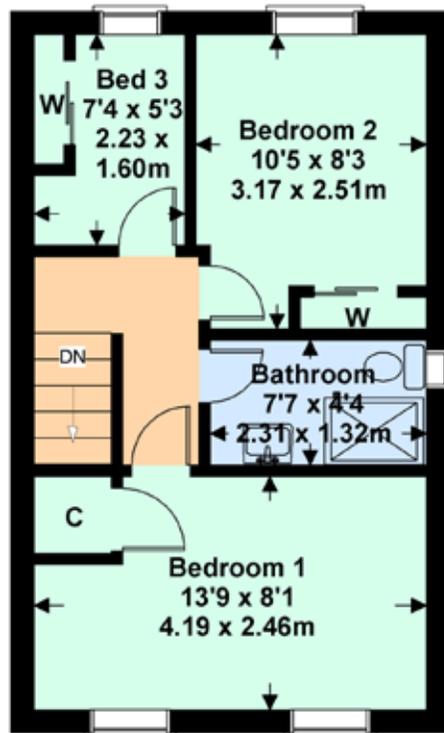
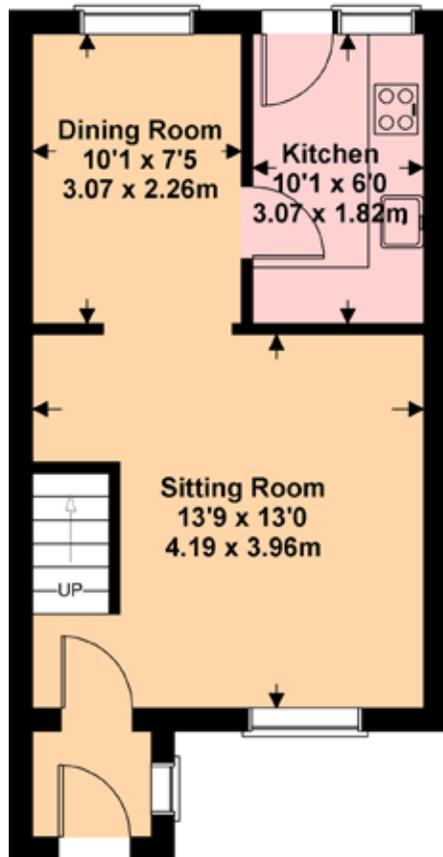


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Newton Mearns
G77 6TU

Approximate Gross Internal Area
660 Sq ft - 61 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.
Council Tax 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, electricity, gas and drainage. Gas fired central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow G2 1DU
Tel: 0141 287 2000

Property Reference 634

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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA
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