



65 Shawwood Crescent, Newton Mearns, Glasgow G77 5ND

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents





Nicol Estate Agents

### Situation

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Newton Mearns is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. The property is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.

Sports and recreational facilities can be found locally to include Parklands Country Club, East Renfrewshire, Bonnyton and Whitecraigs golf clubs, Whitecraigs bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park.

In addition this property sits within the close proximity and catchments area for the highly reputable Kirkhill Primary and Mearns Castle Secondary schools. The property is located approximately 1 mile from the private Belmont House School and within easy reach of various pick up points for Glasgow's other private schools.



### Description

A spacious, three bedroom mid terraced villa located within the catchment area for the highly reputable Kirkhill Primary, Mearns Castle and St Ninian's Secondary schools. The accommodation comprises:

Ground Floor: Spacious sitting room with tree lined aspects, storage cupboard. The sitting room is on an open plan arrangement to the dining room. Well-appointed kitchen fitted with a range of wall mounted and floor standing units.

First Floor: Three bedrooms. House bathroom with three piece suite.

The property is further complimented by gas central heating, double glazing and a driveway to the rear of the property providing ample off street parking. There are garden grounds to the front and rear of the property.







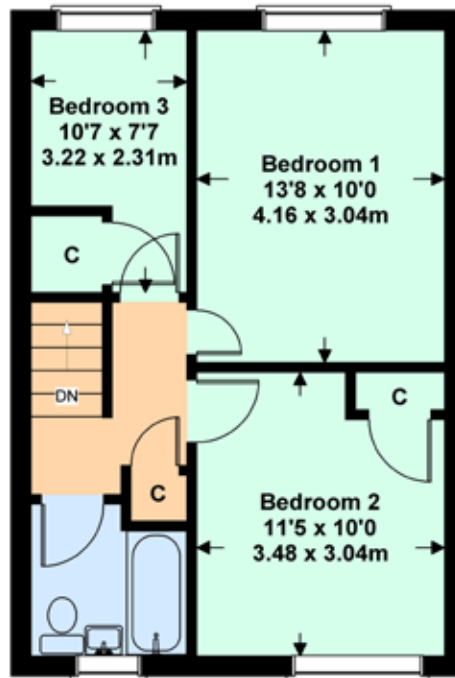
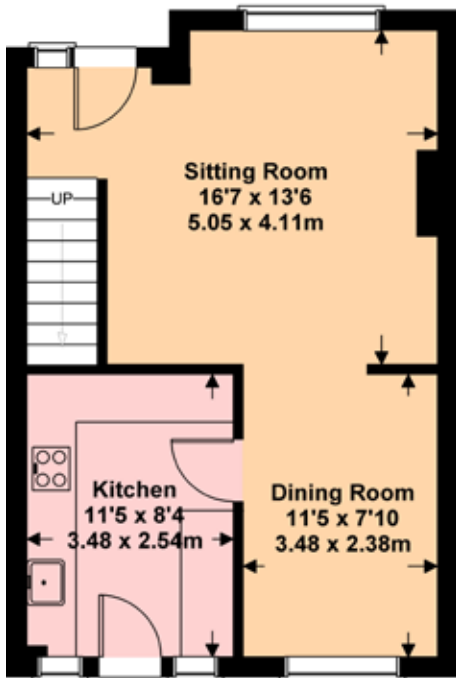
Nicol Estate Agents



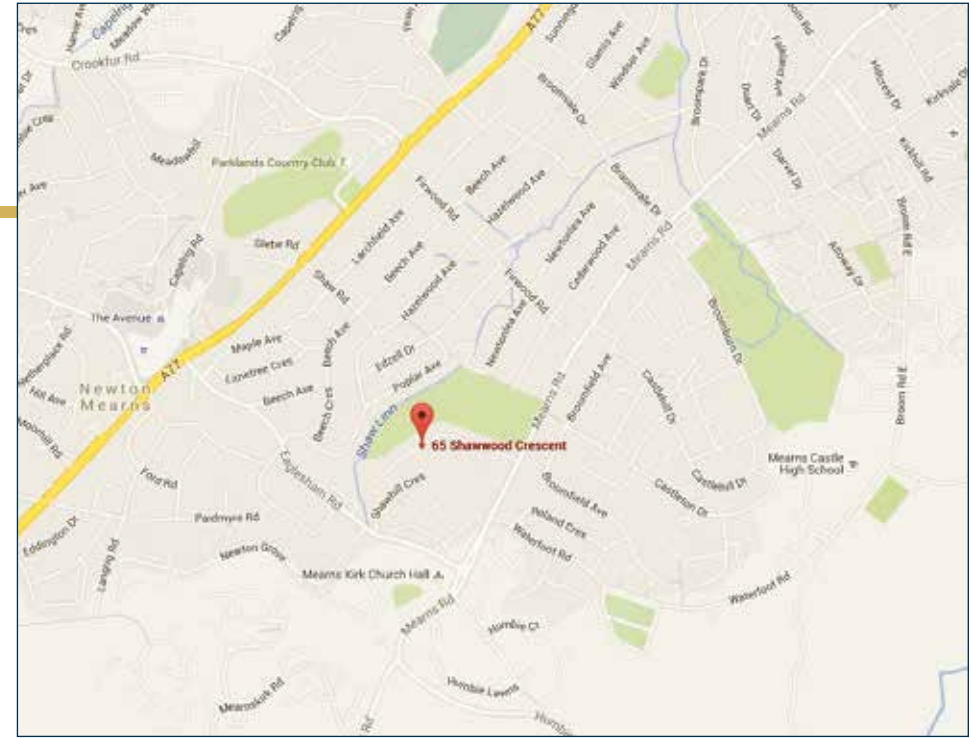
65 Shawwood Crescent, Newton Mearns, Glasgow G77 5ND

## 65 Shawwood Crescent, Newton Mearns

Approximate gross internal area 834 sq ft - 77 sq m



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
[www.potterplans.co.uk](http://www.potterplans.co.uk)



### Viewing

By appointment through  
 Nicol Estate Agents  
 46 Ayr Road  
 Newton Mearns, Glasgow G46 6SA  
 Telephone 0141 616 3960  
[mail@nicolestateagents.co.uk](mailto: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

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

### Property Reference 672

46 Ayr Road, Newton Mearns, Glasgow G46 6SA  
 T: 0141 616 3960 F: 0141 258 2761 E: [mail@nicolestateagents.co.uk](mailto:mail@nicolestateagents.co.uk)

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)

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.