



42 Cheviot Drive, Newton Mearns G77 5AS

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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.

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.

Cheviot Drive is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Mearns Primary School, Mearns Castle and St. Ninians High Schools and is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.





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### Description

A spacious four bedroom detached bungalow, located within popular residential pocket of Newton Mearns, set within a broad fronted and generous plot.

The accommodation is arranged over two levels and comprises:

Entrance vestibule leading to a welcoming reception hall with storage cupboards. Generous and bright sitting room with a feature fireplace. Family room, with fireplace and large corner window. The kitchen is fitted with a range of wall mounted and floor standing units. Bedroom one and bedroom two both have fitted wardrobes. An attractively refitted house bathroom with a three piece suite completes the ground floor accommodation.

First floor: Generous landing/study. Bedroom three with ensuite shower room. Bedroom four.

The property is further complimented by gas central heating and double glazing. Well-tended and generous garden grounds. A driveway provides ample off street parking. Single garage located to the rear of the property.



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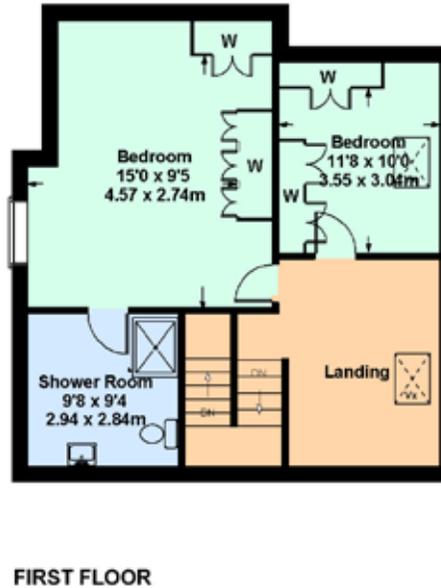
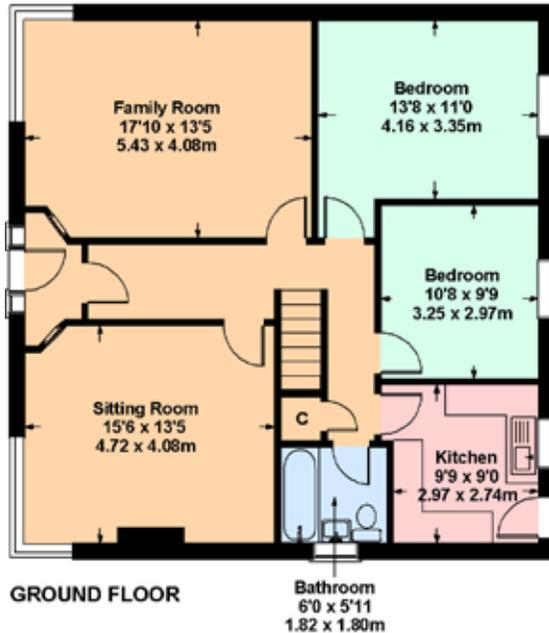


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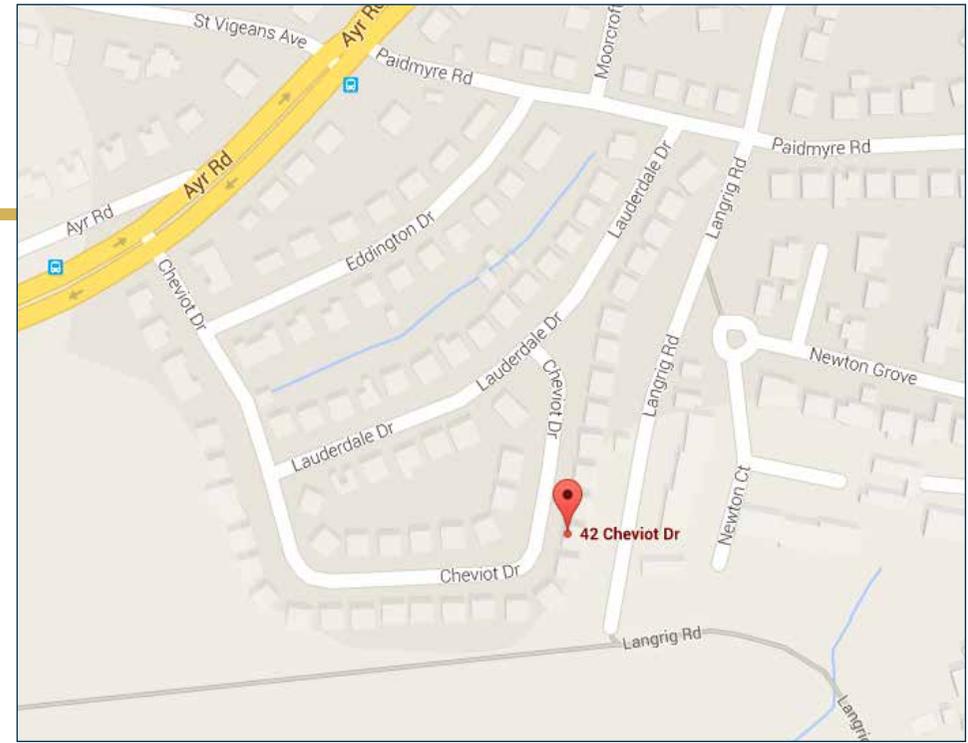
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Approximate Gross Internal Area  
1,628 sq ft - 151 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings 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. 2016



### 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: F

### 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

742

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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