



12 Castleton Crescent, Newton Mearns

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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 the high 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. Castleton Crescent is conveniently located for access to The Avenue shopping centre, Scotland's only Wholefoods Store, Waitrose at Greenlaw Village Retail Park and is with walking distance to the local shops, restaurants and healthcare facilities on Mearns Road and Broom Park.

A wide range of sports and recreational facilities can be found locally to include Parklands Country Club, Nuffield Giffnock health club, David Lloyd Rouken Glen as well as Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs tennis Club and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

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





Description

A spacious four bedroom detached bungalow, located within popular residential pocket of Newton Mearns.

The accommodation is arranged over two levels and comprises:

Ground Floor: Reception hall with staircase to upper level. Generous and bright sitting room which is on an open plan arrangement to the dining room, which in turns provides access to the rear garden. The kitchen, which is fitted with a range of wall mounted and floor standing units and complimentary worktop surfaces. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Shower room with a three piece suite completes the ground floor accommodation.

First floor: Bedroom three and bedroom four have fitted wardrobes, and are both serviced by the family bathroom.

The property is further complimented by gas central heating and double glazing throughout. Well-tended and generous garden grounds and patio terrace ideal for entertaining. A driveway provides ample off street parking leading to a single garage.



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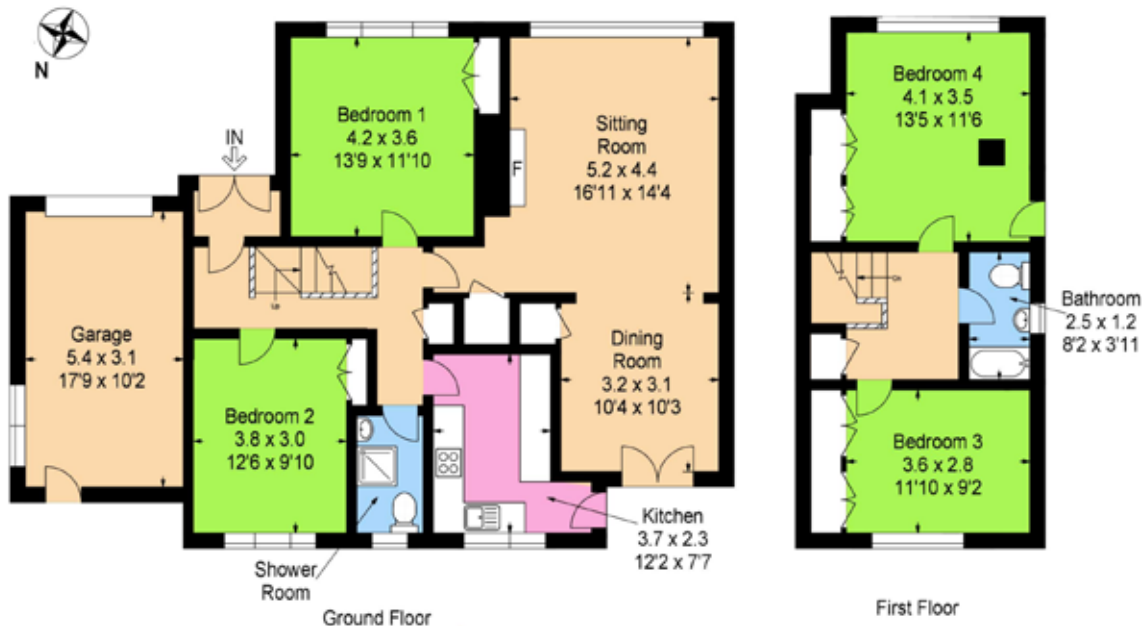
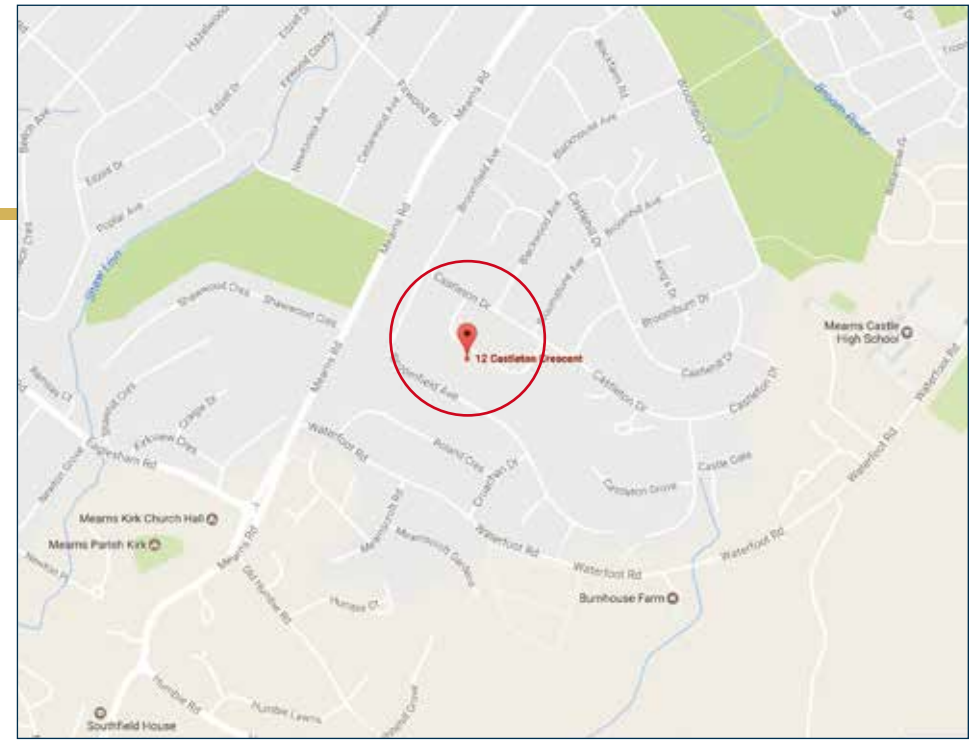


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Approximate gross internal area 1,615sq ft - 150 sq m (including garage)



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. 2016

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

Band G

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 937

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