



28 Meadowhill, Newton Mearns

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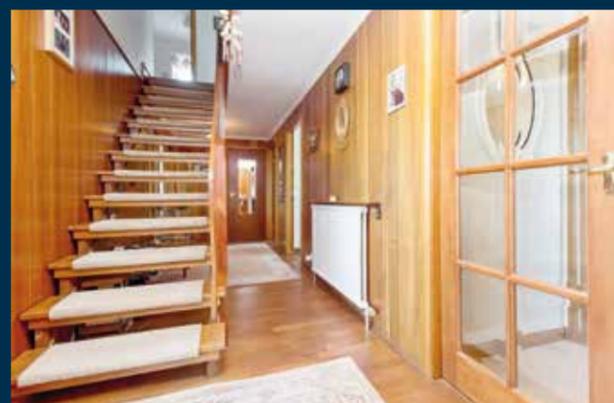
## Situation

Meadowhill is a sought after location, positioned off Crookfur Road, in the heart of Newton Mearns, close to Mearns Cross and The Avenue.

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 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. Meadowhill is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. Whitecraigs Train Station is within a short distance away. Sports and recreational facilities can be found locally to include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs tennis Club, Eastwood Theatre and Rouken-Glen Park, voted Best Park in the UK in 2016.

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. Ninian's High School and the new state of art Eastwood High School. Meadowhill 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 well presented four bedroom detached villa, set within generous garden grounds, carefully maintained by the current owners.

Internally the property provides flexible accommodation which is well-proportioned throughout, comprising:

Ground Floor: Spacious reception hallway with WC/cloak room. Sitting room with double window formation looking onto the front of the property. Family room with views onto the rear garden. Well appointed kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Separate utility/ conservatory with access onto the patio and rear garden grounds. Large store cupboard.

First Floor: Master bedroom with ensuite shower room and dressing room. Three further double bedrooms and the house family bathroom completes the upper floor.

The property is further complimented by gas central heating, double glazing and is protected by a security alarm system. Well tended and colourful landscaped gardens, enclosed rear garden, providing privacy and shelter, ideal for entertaining. A driveway leads to a double garage.



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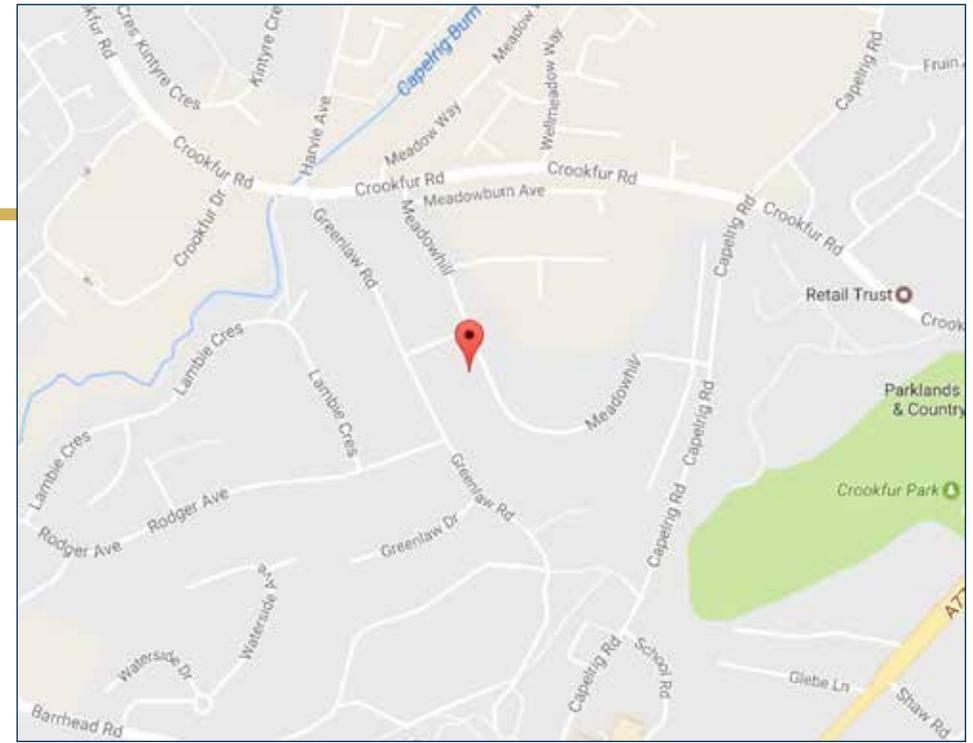


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## 28 Meadowhill, Newton Mearns G77 6SX

Approximate gross internal area 1702sq ft - 158 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  
 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, electricity, gas and drainage. Gas central heating.

### Local Authority

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

### Property Reference 973

#### 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.

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

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