



5 Lavender Drive, Newton Mearns

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### Situation

A hugely popular suburb, Newton Mearns is a welcoming, family friendly town, with a fantastic, lively and inclusive community. If you choose to live in Newton Mearns, you will have access to some of Scotland's highest attaining primary and secondary schools, including Mearns Primary School, St Cadoc's Primary School, Mearns Castle and St. Ninian's High Schools. Newton Mearns is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.

### Commuter Links:

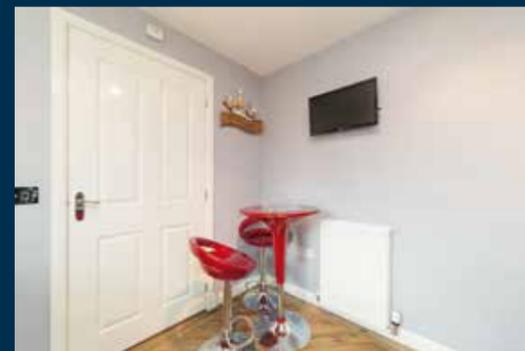
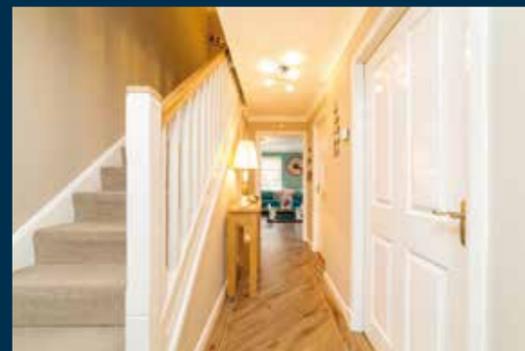
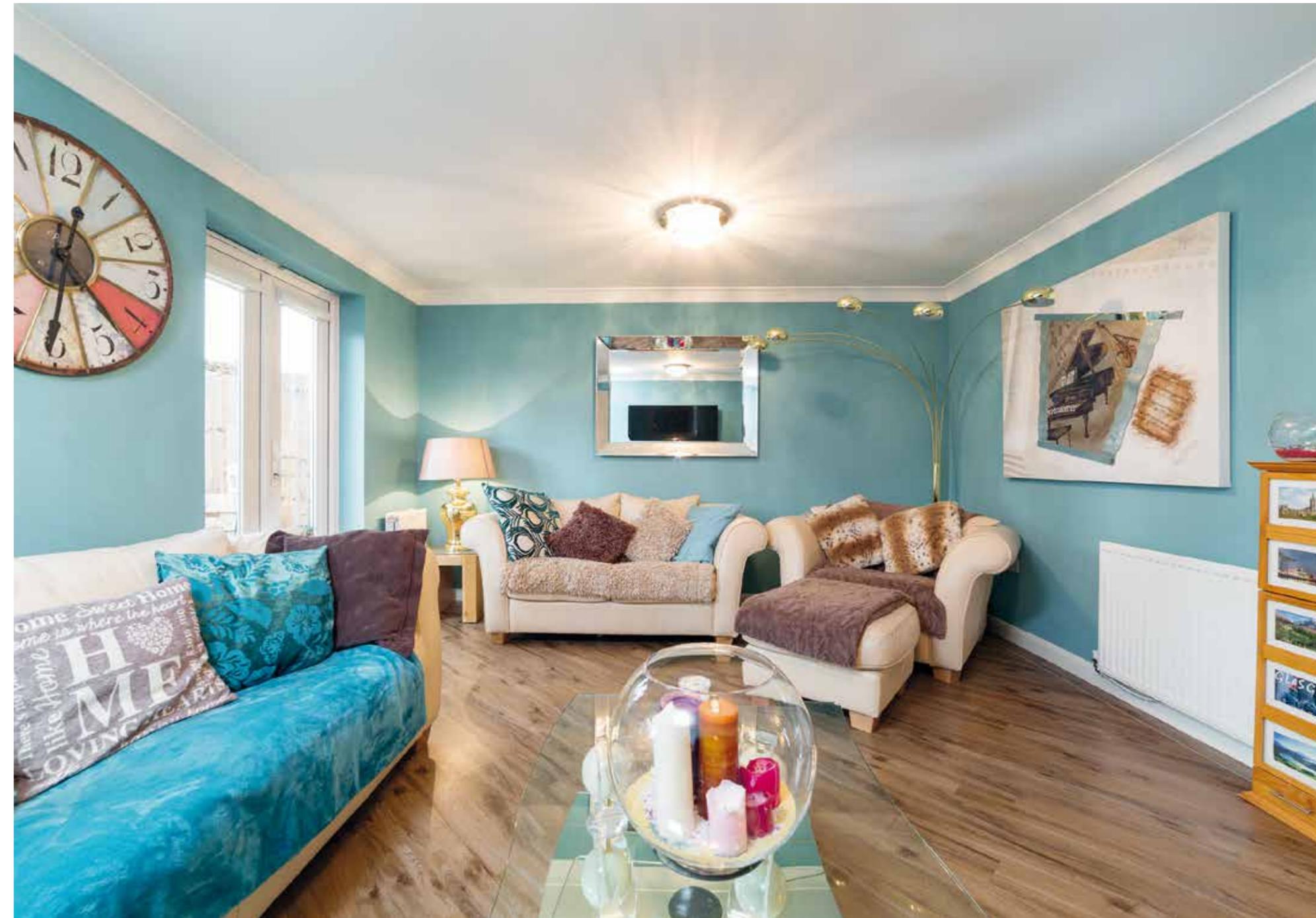
Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the beautiful Ayrshire coast.

### Local Amenities:

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants, including The Avenue Shopping Centre. Only a short walk away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants.

### Fitness and Outdoors:

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, a number of private bowling clubs and Whitecraigs tennis and rugby club. East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.





## Description

A beautifully presented three bedroom semi detached villa By David Wilson Homes, set within lovely landscaped gardens, and in close proximity to local amenities and services.

Internally the property is finished to a high specification and provides flexible accommodation formed over two levels, well designed for family living.

Ground Floor: Welcoming reception hall with staircase to upper floor and large store cupboard. Generous sitting/ dining room which affords access to the rear garden and patio area. Well appointed breakfasting kitchen with a full complement of wall mounted and floor standing units and complementary worktops and dining area with space for table and chairs. Shower room with three piece white suite completes the lower accommodation.

First Floor: Bright upper landing giving access to all three bedrooms. Bedroom one, with twin aspect windows, fitted wardrobes and ample storage. Bedroom two and Bedroom three with views onto the attractive rear garden, and are serviced by the attractive house bathroom with three piece white suite and power shower over bath.

The property is complimented by gas central heating, double glazing, quality carpeting and Karndean flooring.

This property benefits from well tended landscaped gardens. Enclosed rear garden providing privacy and shelter, ideal for entertaining. A driveway provides off street parking for several cars.



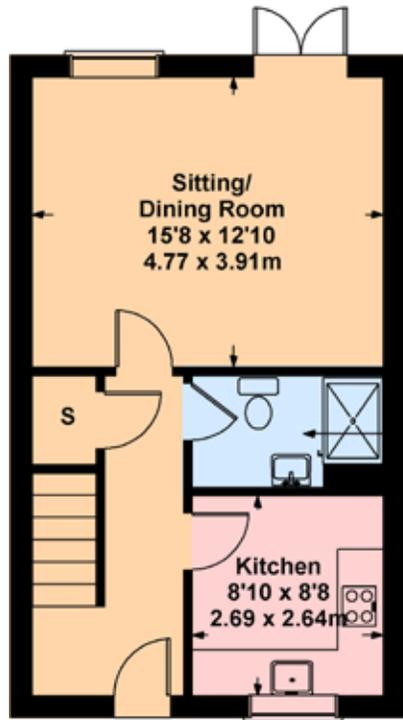


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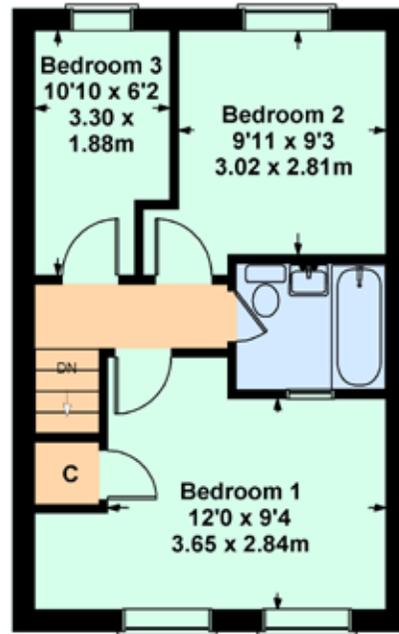


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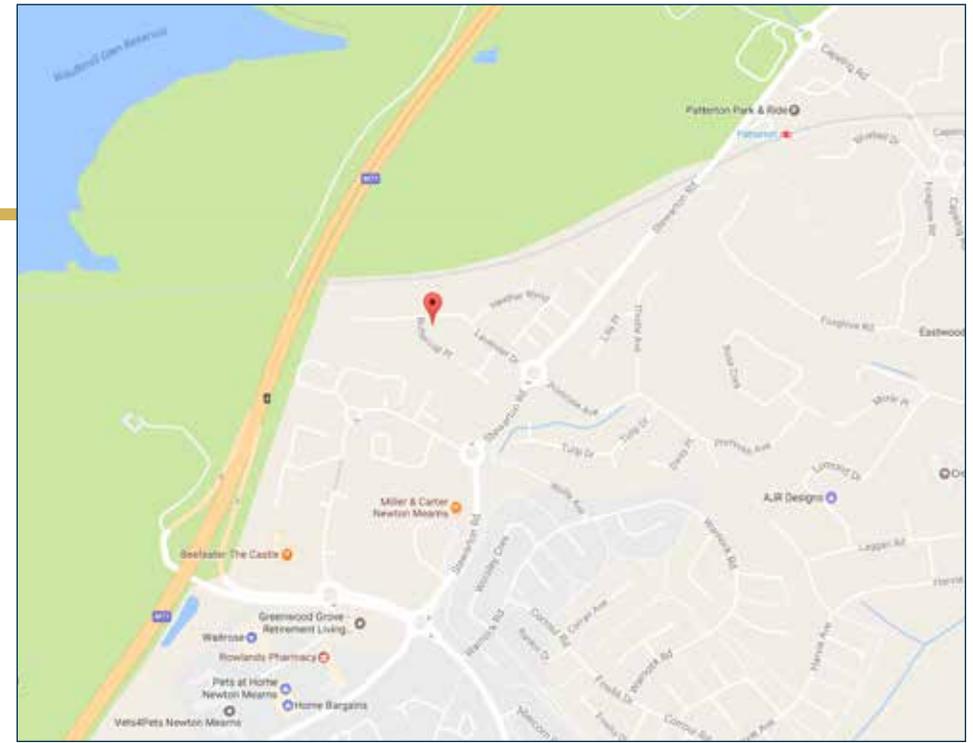
Approximate gross internal area 832sq ft - 77 sq m



GROUND FLOOR



FIRST FLOOR



**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: E

**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, drainage 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 1006**

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.

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