



11 Hillcrest Drive, Newton Mearns

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Situation

A stunning detached villa which has undergone a complete transformation.

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 Crookfur Primary School, St Cado's or St Clare's Primary Schools, 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, Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Hillcrest Drive is within walking distance to Broomburn Park and local shops at the Broom.

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

An impressive and beautifully presented detached villa, which has been comprehensively re-furbished, reroofed and extended by the present owners, finished to a very high standard and specification throughout.

A contemporary detached villa principally built of white rendered brick walls under a pitched clay tiled roof, carefully and thoughtfully planned internally with generous living spaces, enhancing the feeling of space and natural light, set within private garden grounds.

11 Hillcrest Drive is a detached executive home which offers the scale and size of a more traditional home yet affords all the benefits of a modern build. The property affords a flexible interior and can be adapted to a three or four bedroom layout as required.

Ground Floor: Welcoming and spacious reception hallway with staircase to upper floor. Spacious family room on an open plan to the kitchen. Well appointed and bright contemporary 'Pronorm' kitchen with a full complement of floor and wall mounted cabinets, island unit, integrated appliances and complementary worktop surfaces with dining space. A useful separate utility with fitted cabinets leads to guest WC. Generous sitting room overlooking the front of the property. The sitting room could be used as a fourth bedroom – plumbing in place if there is an ensuite requirement. A cloakroom/under stairs cupboard completes the ground floor accommodation.

First Floor: Bright landing affording access to three generously sized double bedrooms. Spacious master bedroom with stunning refitted ensuite bathroom with separate walk in shower enclosure. Bedroom two and bedroom three, both good sized double bedrooms are serviced by the attractively refitted shower room.

The landscaped garden grounds provide privacy and shelter. The gardens boast lawns and a decked terrace, ideal for entertaining. South westerly aspects to rear. There is a driveway to the front offering parking for a number of vehicles and leads to a detached single garage. The property is further complimented by a new gas central heating, alarm system and new quality double glazing. Attic providing additional storage.





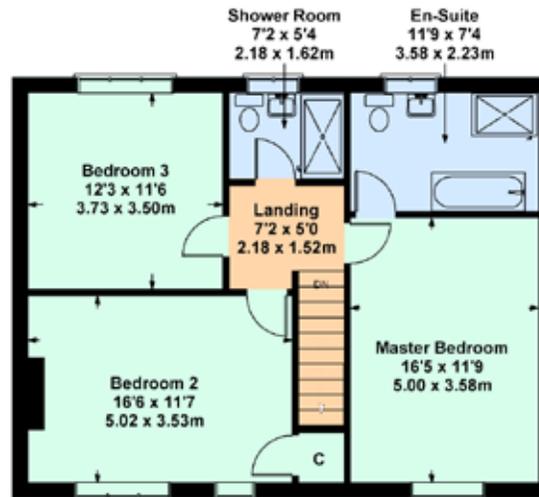
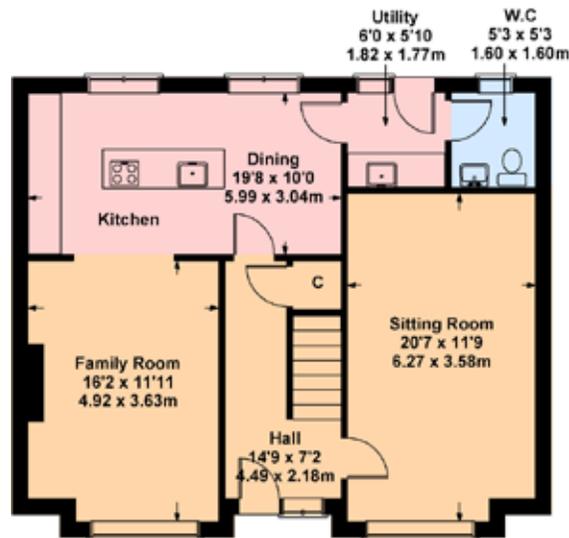
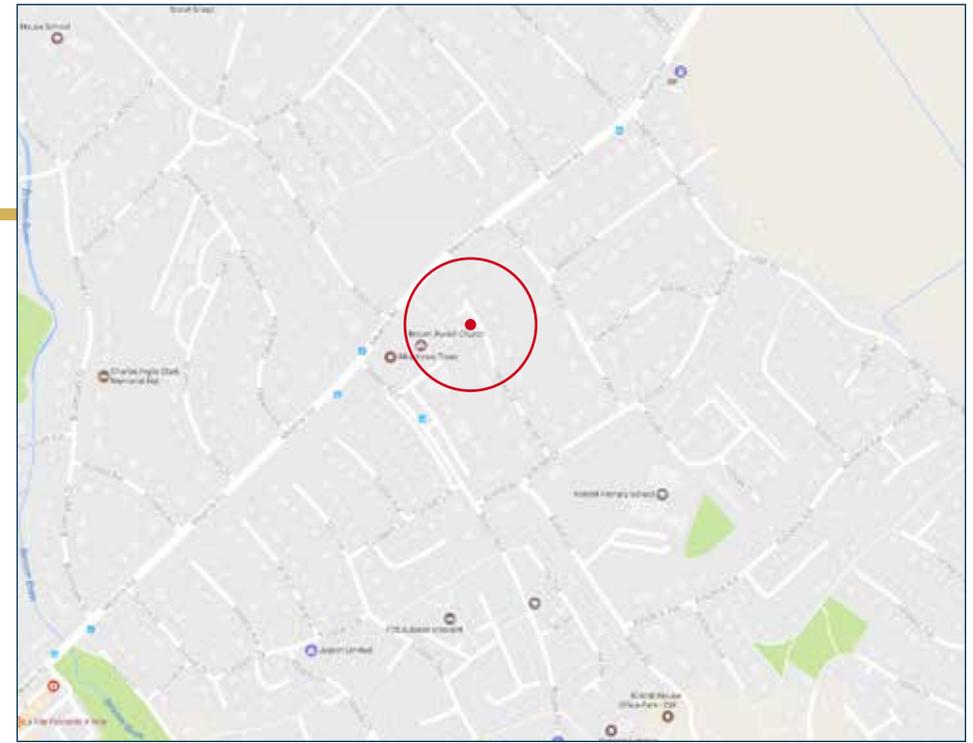




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11 Hillcrest Drive, Newton Mearns G77 5HH



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: 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, 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 1022

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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