



52 Harris Close, 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 St Cadoc's Primary School, Eastwood High School and St. Ninian's High School.

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.

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.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire and Whitecraigs Golf 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 well presented semi detached villa, well placed for amenities located within easy reach of local amenities, train and bus routes and located in a cul de sac setting.

The property provides flexible accommodation formed over two levels and comprises:

Ground Floor: Entrance vestibule. Spacious and well presented sitting room with staircase to upper accommodation. Well appointed kitchen, equipped with a full complement of floor and wall mounted cabinets and complementary worktop surfaces. The kitchen provides access to the rear garden and patio area.

First Floor: Upper landing gives access to two bedrooms. Bedroom one with cupboard space. Bedroom two with fitted wardrobes. Refitted shower room with three piece suite.

The property is further complemented by gas central heating, double glazing and well kept garden grounds, enclosed private rear garden. Driveway to the side of the property, provides ample off street parking.

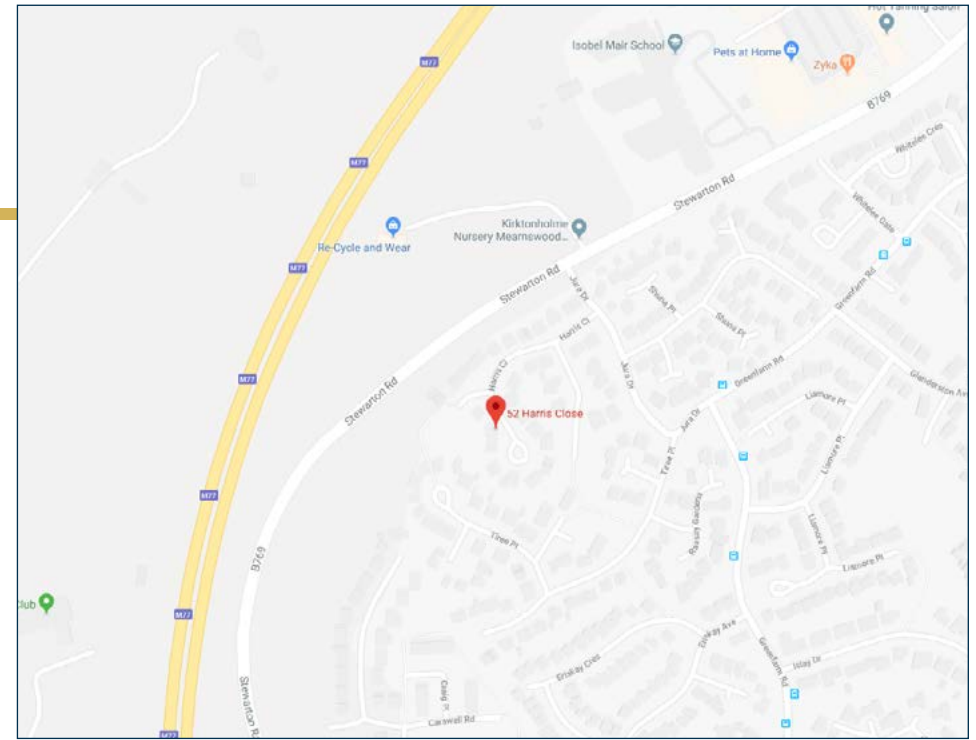
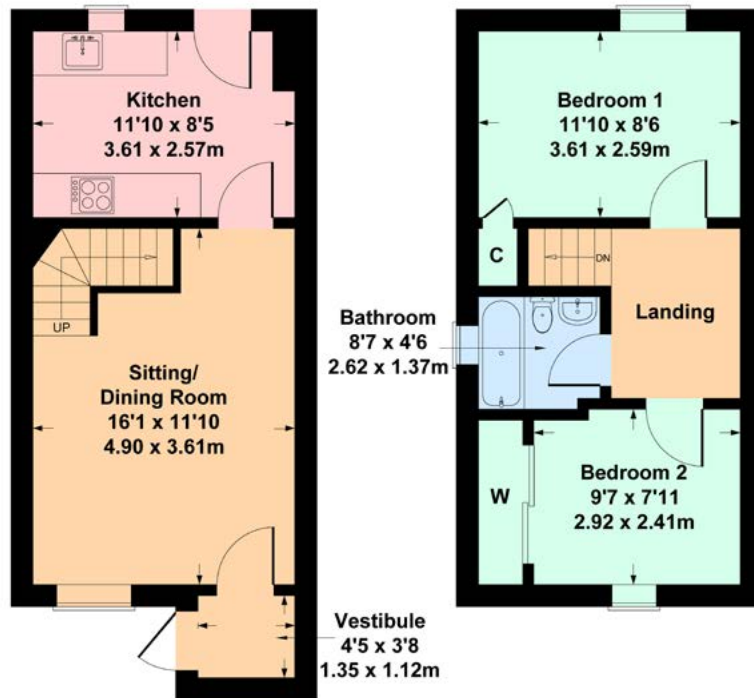


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52 Harris Close, Newton Mearns G77 6TU

Approximate gross internal area 610 sq ft - 57 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
Council Tax Band: D

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.

Local Authority

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

Property Reference 1414

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. 2019

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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