



22 Falcon Drive, Newton Mearns

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents



## Nicol Estate Agents

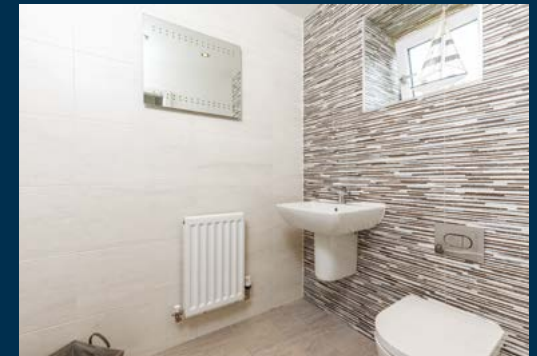
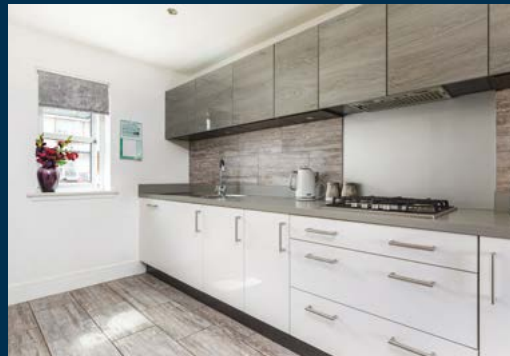
### Situation

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. Falcon Drive is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and is with walking distance to Patterson Train Station.

A wide range of sports and recreational facilities can be found locally to include Parklands Country 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.

In addition, this property sits within the catchment areas for the highly reputable Primary and Secondary schools, including the new state of the art Eastwood and St Ninians High Schools. The property is located approximately 1.0 mile from the private Belmont House School and within easy reach of various pick up points for Glasgow's other private schools.





## Description

A well presented and upgraded three bedroom semi detached villa, located within this popular development.

The accommodation is arranged over two floors and comprises:

Ground Floor: Entrance hallway with guest WC. Well presented, bright and generous sitting room with bi fold doors opening to the enclosed rear garden and access to a large utility store cupboard. Well appointed combined dining room and kitchen. The kitchen has been upgraded and is fitted a range of floor and wall mounted cabinets with integrated appliances and coordinated worktops.

First Floor: Master bedroom with attractive ensuite shower room. Bedroom two. Bedroom three. An attractive house bathroom completes the accommodation.

The property is further complemented by a monobloc driveway with space for two cars, well kept private rear gardens, gas central heating and double glazing. The property benefits from the balance of the NHBC Guarantee for peace of mind.

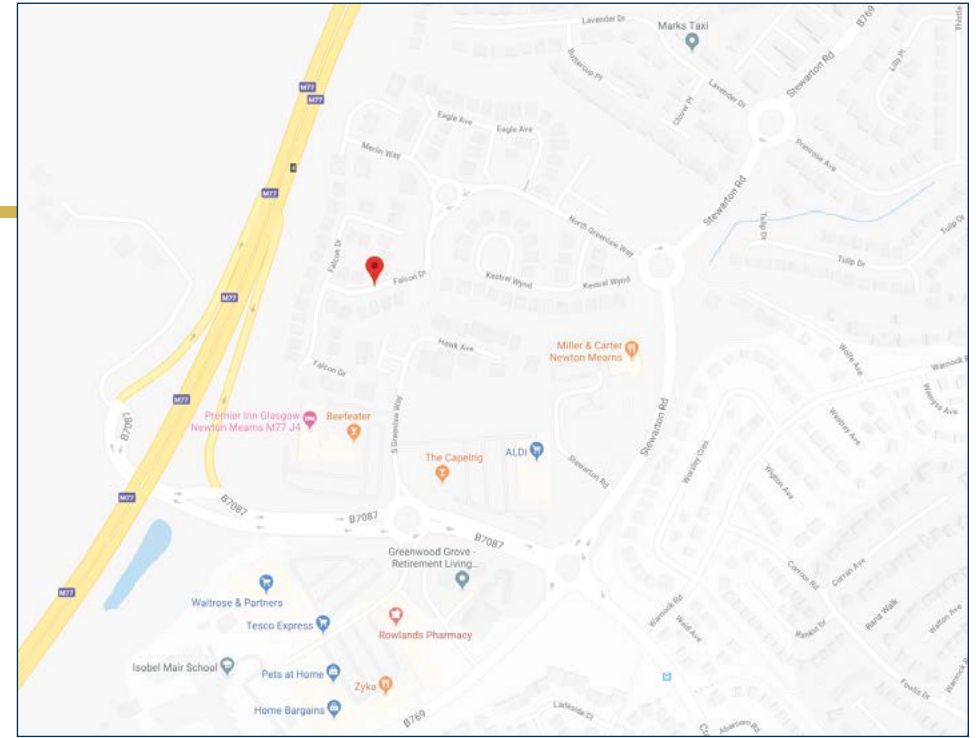
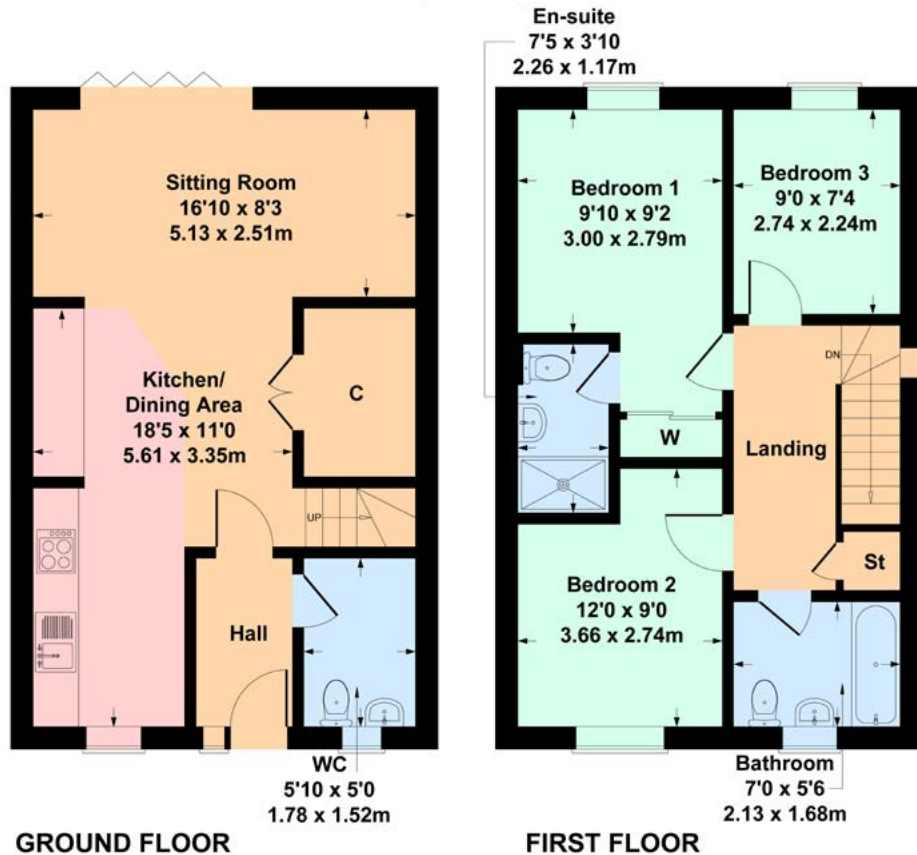


Nicol Estate Agents



22 Falcon Drive, Newton Mearns G77 6WL

Approximate gross internal area 914 sq ft - 85 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: 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, 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 1490

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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

