



**Shanta  
Residential**  
11 Muirend Road  
Glasgow  
G44 3QR  
**0141 255 2828**

# Mallots View, Newton Mearns, G77 6FD

Shanta Residential are proud to present to the market this fantastic three bed, semi detached home in the popular location of Newton Mearns. Located within a the sought after East Renfrewshire area, this home is in a fantastic school catchment and is within walking distance of an abundance of amenities making it a wonderful home for young families. You are welcomed into the property via the bright hallway, which has a convenient guest toilet, and into the stunning open plan lounge/kitchen. This area has been thoughtfully decorated and laid out to create a beautiful place to relax. The focal point fire creates a warm cosy feel. The kitchen is large with wall and floor units creating fantastic storage and prep space. The integrated appliances and seperate utility room give a sleek, clean finish to the room. Off the lounge is a family dining room offering a lovely space to socialise. To the rear of the property you will find the conservatory, currently in use as a second sitting room. This space is hugely versatile and would make a lovely play room with its direct garden access. Upstairs, the master bedroom is spacious and decorated tastefully and offers an ensuite shower room creating a luxurious feel. There are two further double bedrooms, both spacious and decorated beautifully. The property is completed by the family bathroom with its three piece suite, contemporary fittings and crisp tiling. Externally the property has a well-kept, fully enclosed, private garden, with a decked area ideal for summer barbeques. There is also a driveway to the front of the property to allow for ample off street parking. Situated within the highly sought-after East Renfrewshire Authority, Newton Mearns offers some of Scotland's finest quality schools. The suburb offers a vast array of shops and supermarkets such as Waitrose, Tesco and Asda, as well as the Avenue Shopping Centre. This fantastic area also delivers a wealth of sports and recreational opportunities through Eastwood Leisure Centre, Parklands Country Club and Eastwood Theatre amongst many others. Boasting excellent bus links to the city, the area also provides easy access to the M77 and Glasgow Southern Orbital. With its immaculate condition, double glazing and gas central heating, alongside the excellent school catchment, we expect this property to be popular and would advise early viewing. For council tax purposes, this property falls in band E.

- Three Bedrooms

- Gas Central Heating

- Semi Detached House

- Close To Local Schooling

- Two Bathrooms & WC

- Nearby Amenities

- Walk-in Condition

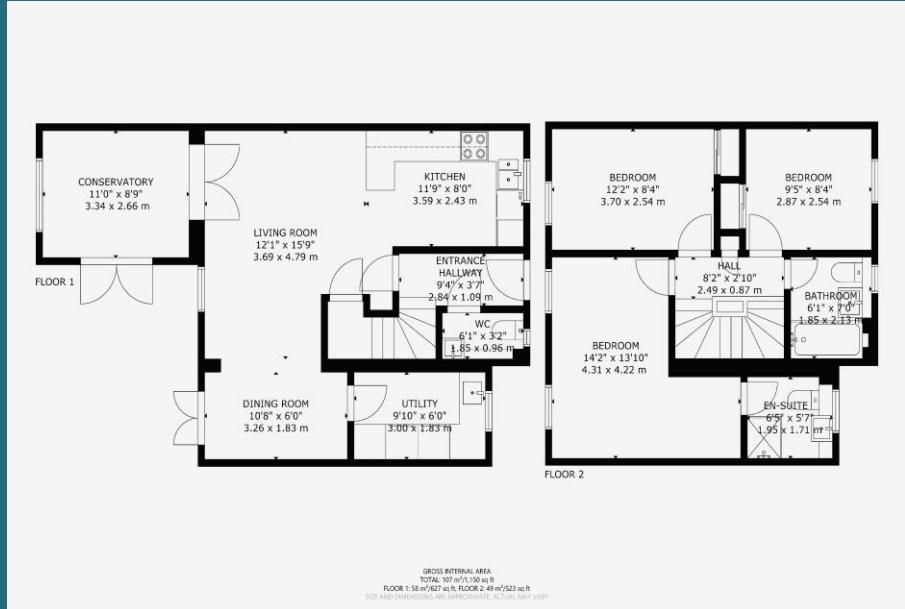
- Fantastic Garden & Driveway



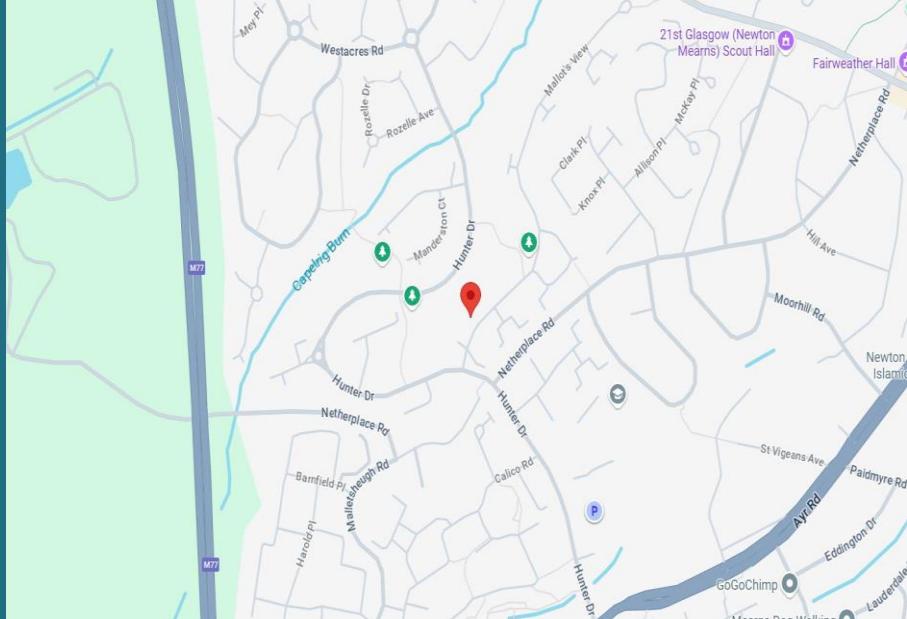
Offers Over £270,000



# Floorplan



# Map



**DISCLAIMER:** Whilst we try really hard to make our sales details accurate and reliable they should not be relied on as statements or representations of fact. They do not constitute part of an offer or contract. All measurements etc are approximations. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.