



MAPLE AVENUE

N E W T O N M E A R N S

A DEVELOPMENT FROM

McFADDEN
HOMES





MAPLE AVENUE

NEWTON MEARNS

Welcome to Maple Avenue, an exclusive development of just three luxury three-bedroom apartments, brought to you by McFadden Homes, renowned for creating exceptional homes in prime locations. Perfectly positioned on a quiet residential street adjacent to Ayr Road, in the heart of Newton Mearns, Maple Avenue offers a unique blend of contemporary style and high-end craftsmanship.

Each apartment has been thoughtfully designed to offer the very best in modern living, combining premium finishes with elegant design and generous proportions.

The ground floor apartment benefits from its own private garden terrace, while the upper two homes feature spacious private balconies — ideal for relaxing or entertaining.



The Kitchens

- Designer kitchens by Silver Birch interiors
- Selection of 8 finishes including matt, woodgrain and concrete effect
- 20mm quartz worktop with choice of finish
- Integrated Siemens appliances including oven, microwave, fridge/freezer & dishwasher
- Elica Impulso 80 induction air venting hob
- Chrome Blanco undermount sink with Mila chrome tap
- Built-in evoline power socket

**Optional upgrades are available, please liaise with your sales consultant for more details*

The Bedrooms

- Large format floor-to-ceiling windows
- Integrated wardrobes
- Ensuites in all principal bedrooms
- Carpeted flooring in all bedrooms
- TV cabling points

The Bathrooms

- Designer sanitaryware by RAK
- Thermostatic shower system with chrome fixtures
- Principal bedroom ensuite complete with bath
- Matching polished chrome shower and bath screens with matching fixtures and fittings
- Heated towel rails in all bathrooms

The Building

- State of the art Electric heating system with smart controls
- Communal air source heat pump
- High-spec insulation and energy efficient lighting in all apartments
- Secure entry system to building
- Lift access to all floors
- Allocated parking for each apartment
- Professionally maintained grounds





WELCOME TO NEWTON MEARNS

Set within one of Glasgow's most desirable suburbs, Maple Avenue offers a rare opportunity to enjoy an outstanding lifestyle. Newton Mearns is known for its excellent schooling, including some of Scotland's top-performing primary and secondary schools, as well as its vibrant local amenities.

Nearby, you'll find an excellent range of independent shops, cafés, and restaurants, complemented by The Avenue Shopping Centre for everyday needs. Excellent transport links, including easy access to the M77 motorway, provide swift connectivity to Glasgow city centre and beyond. With beautiful parks, golf courses, and leisure facilities all within easy reach, Maple Avenue is perfectly placed for a balanced and rewarding lifestyle.

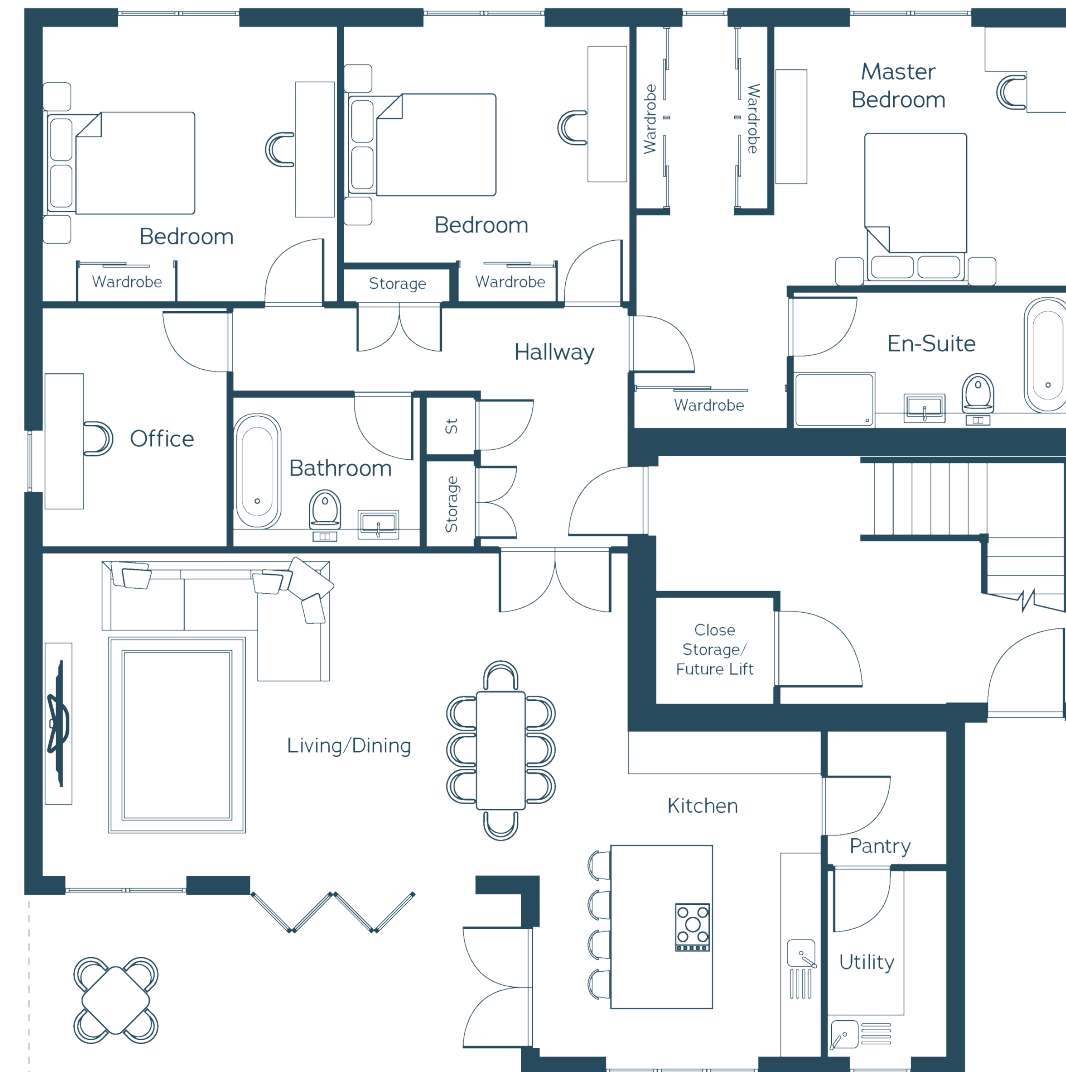
Experience contemporary luxury living with McFadden Homes at Maple Avenue, Newton Mearns — a truly special place to call home.





GROUND FLOOR

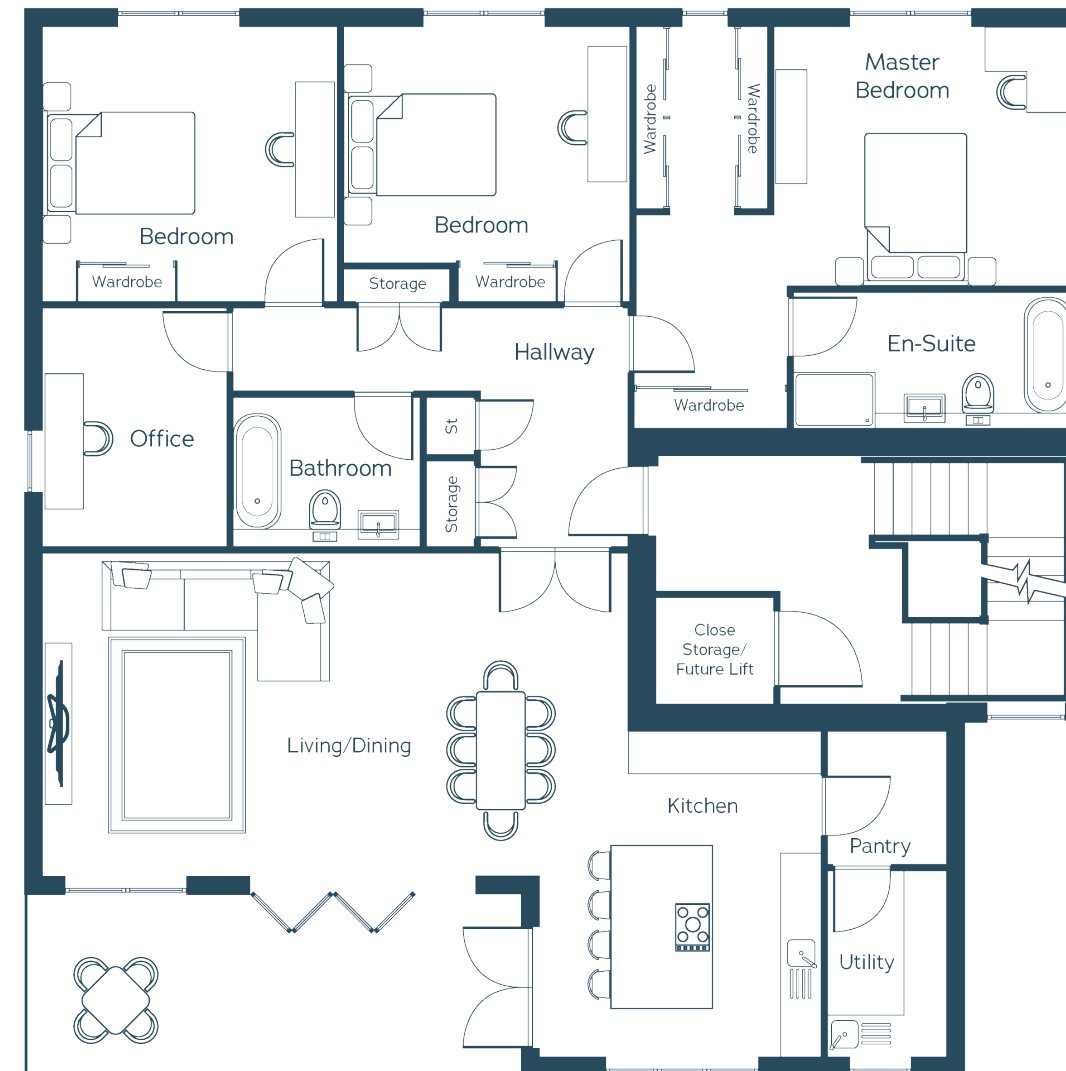
Living / Dining	28'1" x 15'6" (8.55m x 4.73m)
Kitchen	13'2" x 15'7" (4.02m x 4.76m)
Pantry	5'8" x 6'4" (1.72m x 1.94m)
Utility	5'8" x 8'11" (1.72m x 2.72m)
Hallway	19'1" x 11'5" (5.81m x 3.47m)
Office	8'8" x 11'5" (2.64m x 3.47m)
Master Bedroom	14'2" x 12'2" (4.31m x 3.70m)
En-Suite	13'2" x 6'5" (4.02m x 1.95m)
Bedroom 2	13'11" x 13'1" (4.25m x 3.99m)
Bedroom 3	13'7" x 13'1" (4.14m x 3.99m)
Bathroom	8'10" x 6'10" (2.69m x 2.07m)





FIRST FLOOR

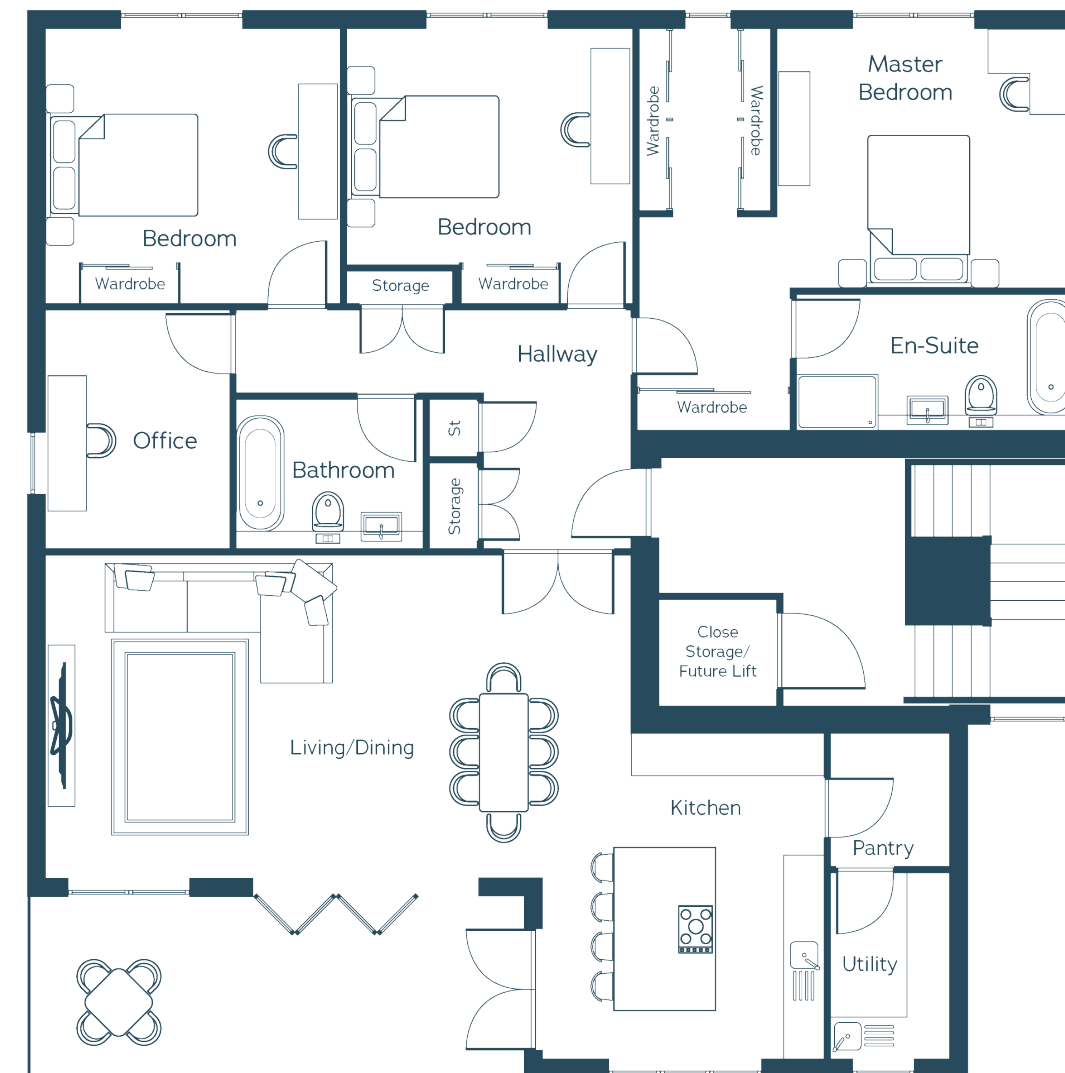
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Bedroom 3	13'7" x 13'1" (4.14m x 3.99m)
Bathroom	8'10" x 6'10" (2.69m x 2.07m)





SECOND FLOOR

Living / Dining	28'1" x 15'6" (8.55m x 4.73m)
Kitchen	13'2" x 15'7" (4.02m x 4.76m)
Pantry	5'8" x 6'4" (1.72m x 1.94m)
Utility	5'8" x 8'11" (1.72m x 2.72m)
Hallway	19'1" x 11'5" (5.81m x 3.47m)
Office	8'8" x 11'5" (2.64m x 3.47m)
Master Bedroom	14'2" x 12'2" (4.31m x 3.70m)
En-Suite	13'2" x 6'5" (4.02m x 1.95m)
Bedroom 2	13'11" x 13'1" (4.25m x 3.99m)
Bedroom 3	13'7" x 13'1" (4.14m x 3.99m)
Bathroom	8'10" x 6'10" (2.69m x 2.07m)







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