



4 Malleny Grove, Newton Mearns

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Situation

Malleny Grove built in 2003, is a short cul de sac of only a handful of homes, positioned just off Hunter Drive, close to numerous local amenities and Mearns Primary School.

A hugely popular suburb, 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 Ayrshire coast. Patterson & Whitecraigs Train Stations are within a short drive away.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Malleny Grove is conveniently located for access to The Avenue Shopping Centre and Waitrose & Tesco at Greenlaw Village Retail Park.

For those with young families, the property sits within the catchment area for some of Scotland's highest achieving primary and secondary schools, including Mearns Primary School, St. Ninian's High School and Eastwood High School.









Description

A five bedroom MacTaggart & Mickel detached villa, positioned within this sought after cul-de-sac, close to local amenities, schooling and transport links.

Internally this property provides flexible split level accommodation, well designed for family living, comprising:

Ground Floor: Reception hallway with staircase to the upper accommodation. Guest WC. Bay window dining room overlooking the front of the property. Well appointed and upgraded kitchen equipped with a full complement of floor and wall mounted cabinets and complementary granite worktop surfaces. Separate utility with door to the side.

Upper Floors: Half landing affords access to a spacious and well presented sitting room with feature fireplace and two sets of French doors opening to terrace and rear gardens. Upper landing provides access to all five bedrooms. Principal bedroom, with a walk in wardrobe and ensuite shower room. Bedroom two and bedroom three with fitted wardrobes. Bedroom four and bedroom five. House bathroom with a three piece suite.

The property is further complemented by gas central heating and double glazing. Well tended and gardens, enclosed rear garden, providing privacy and shelter, ideal for entertaining. A monobloc driveway provides off street parking and leads to an integral single garage.









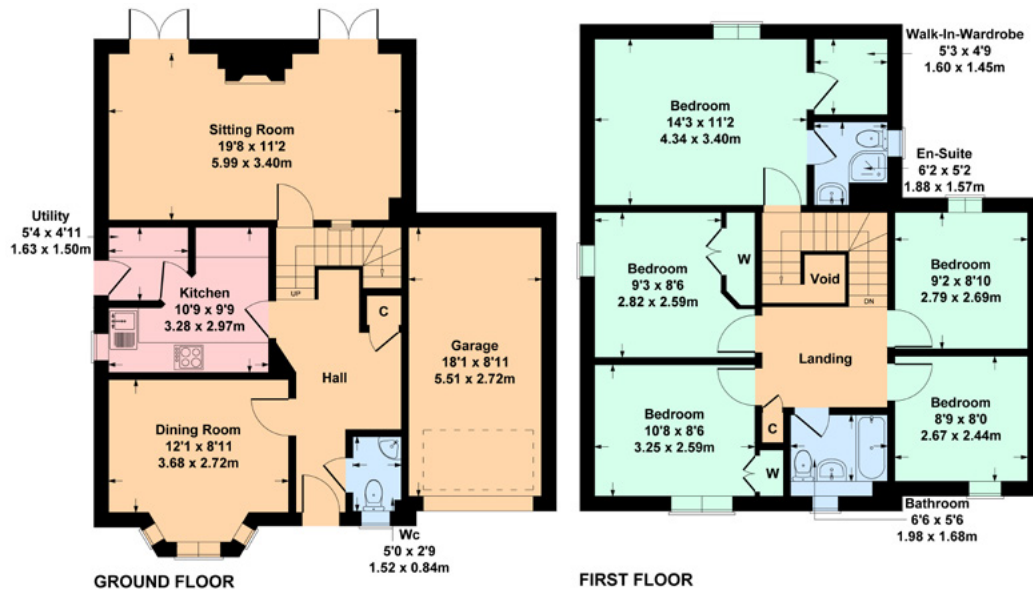
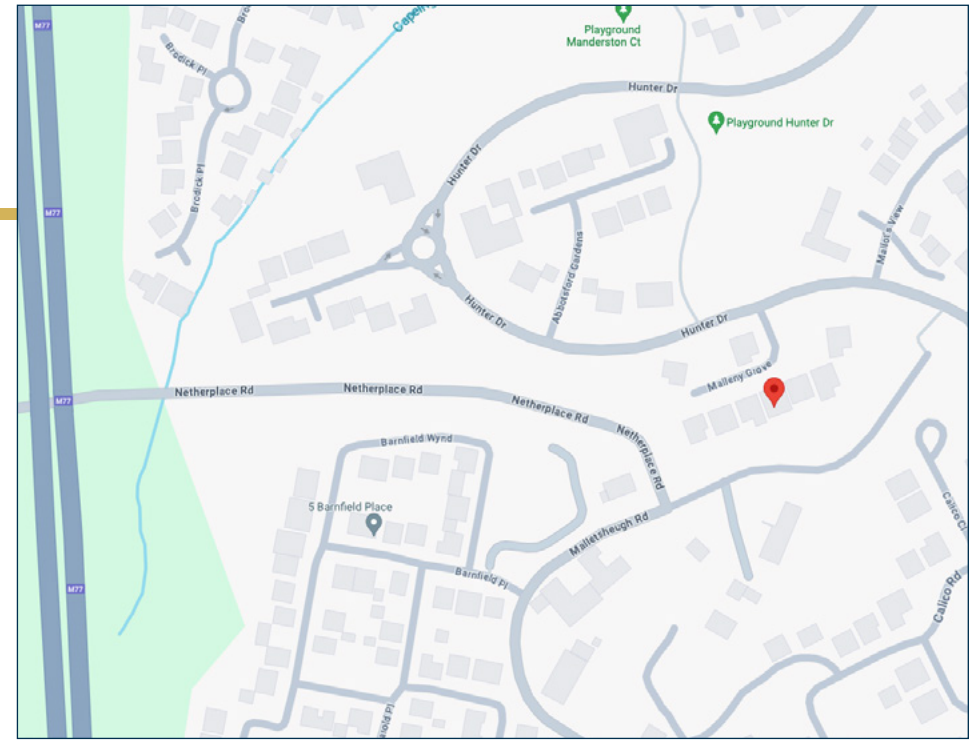


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Approximate gross internal area
Main House = 1392 sq ft - 129 sq m
Garage = 161 sq ft - 15 sq m
Total = 1553 sq ft - 144 sq m



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. 2023

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.

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
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 is supplied by mains water, gas 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 3046

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