



22 Weaver Avenue, Newton Mearns

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Nicol Estate Agents





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### Situation

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. Patterton Train Station is a short distance away.

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. Also, close by, is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

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 Eastwood High and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Clubs, as well as 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

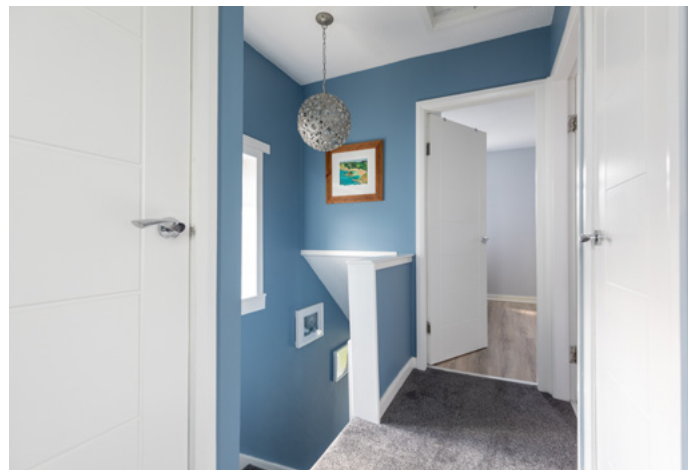
A three bedroom semi detached villa, position within a cul de sac setting, conveniently located for amenities and schooling within the surrounding district.

Internally the property provides accommodation formed over two levels, well designed for family living and comprises:

Ground Floor: Reception hallway with storage and staircase to upper floor. Spacious and well presented sitting/ dining room. Well appointed kitchen, equipped with a full complement of floor and wall mounted cabinets, complementary worktop surfaces and large under stair pantry cupboard.

First Floor: Upper landing with window to side and hatch to attic providing additional storage. Bedroom one with fitted wardrobes. Bedroom two with wardrobes. Bedroom three, with cupboard space. A bathroom with three piece suite completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well kept garden grounds to the front and rear of the property. The driveway provides off street parking.











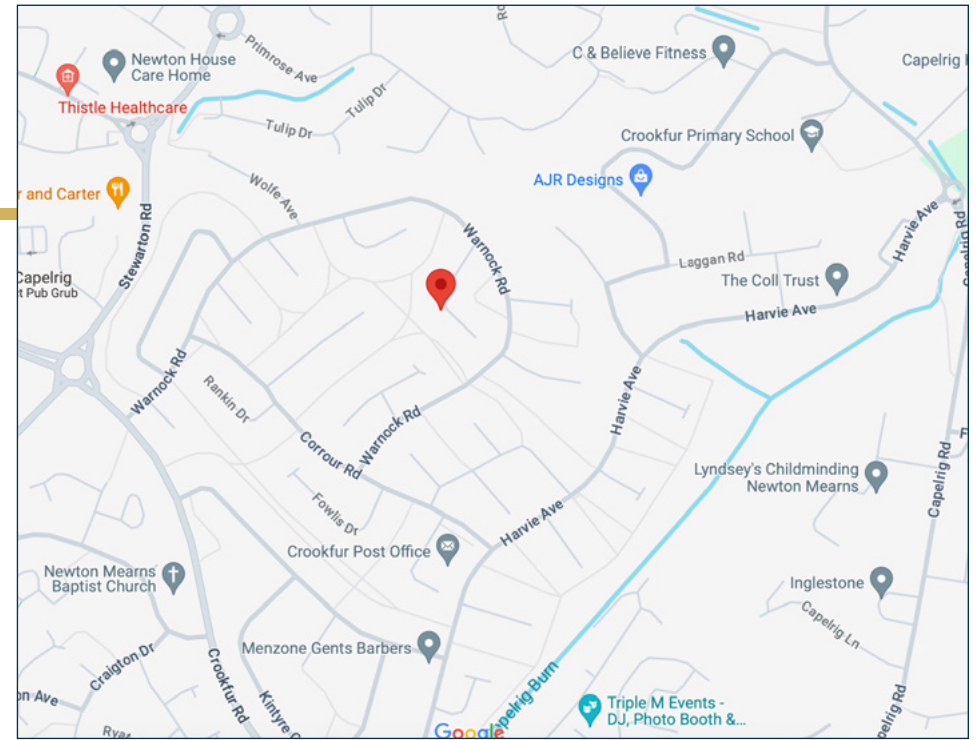
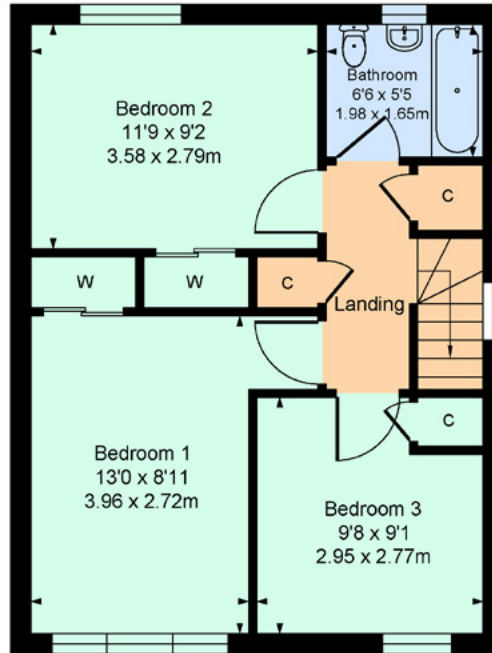
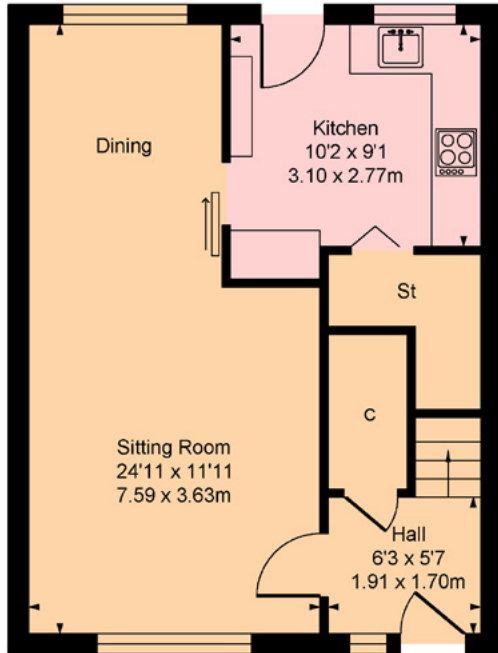


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## 22 Weaver Avenue, Newton Mearns G77 6AS

Approximate gross internal area = 922 sq ft - 86 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  
 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, gas and  
 electricity. Gas central heating.

### Local Authority

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

### Property Reference 3117

#### 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. 2024

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

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