



12 Bluebell Drive, Greenwood Manor, Newton Mearns

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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. Bluebell Drive is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and is with walking distance to Patterton 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 deceptively spacious, mid terraced townhouse, located within the continually popular Greenwood Manor development, built by 'Stewart Milne'.

The spacious and flexible accommodation is arranged over three floors and comprises:

Ground Floor: Entrance vestibule. Impressive and welcoming spacious reception hallway with good storage and staircase to upper floor. Bedroom four / family room with wardrobe space and French doors opening to the rear garden. Utility room. Shower room. Internal courtesy door to the garage.

First Floor: Landing affording access to all main public rooms. Bright sitting room with feature fireplace, enjoying open views over the rear of the property. Dining room. Well appointed kitchen, fitted a range of floor and wall mounted cabinets and complementary worktop surfaces. In addition, there is a Guest WC and large storage cupboard. Staircase to second floor.

Second Floor: Principal bedroom with walk in dressing room, ensuite shower room and access to a private balcony. Bedroom three and bedroom four are both double sized bedrooms and both have fitted wardrobes. An attractive and refitted bathroom with separate shower enclosure, services bedroom three and bedroom four.

The property is further complemented by a monobloc driveway with space for two cars, leading to an integral garage, well kept private rear gardens, gas central heating and double glazing. This property further benefits from a second lockup garage, located within the development. The development is maintained by Hacking & Paterson.









12 Craighill Drive, Clarkston G76 7TF

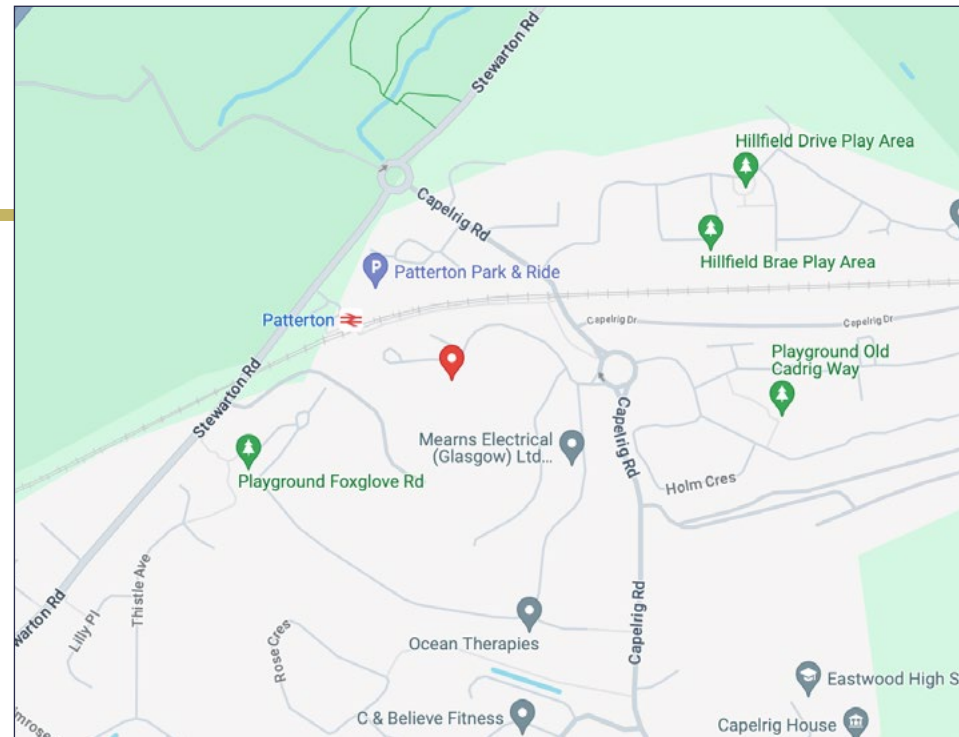
Approximate gross internal area =
 Main House 1943 sq ft - 180.5 sq m
 Garage 183 sq ft - 17 sq m
 Total 2126 sq ft - 197.5 sq m



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.

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.
 Telephone 0141 616 3960
 mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
 Council Tax Band: G

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band B

Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority

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

Property Reference 3144

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