



68 B Mallots View, Newton Mearns

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Situation

Mallots View is positioned just off Hunter Drive, yet only a short distance to Mearns Cross and The Avenue Shopping Centre.

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.

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.

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 and The Greenlaw Retail Park which includes Waitrose and Tesco Metro.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and Whitecraigs tennis club, 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 well presented two bedroom ground floor flat, with a single garage, set within this established and popular modern development by MacTaggart & Mickel, located within sought after pocket of Newton Mearns, well placed for amenities within the surrounding district, transport links and popular East Renfrewshire Schools.

The complete accommodation comprises:

Communal entrance hall and stairwell. A welcoming reception hallway with storage. Bright and generously proportioned sitting/dining room overlooking the front and rear of the property. Well appointed kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one with fitted wardrobes. Bedroom two. Both bedrooms are doubles. An attractive with three piece suite, with shower above bath, completes the accommodation.

The property is further complemented by gas central heating and double glazing.

There is a driveway to the side of the property, leading to a single garage, providing off street parking.

Well-kept and landscaped communal gardens surround Mallots View with a designated child play area a short distance away.







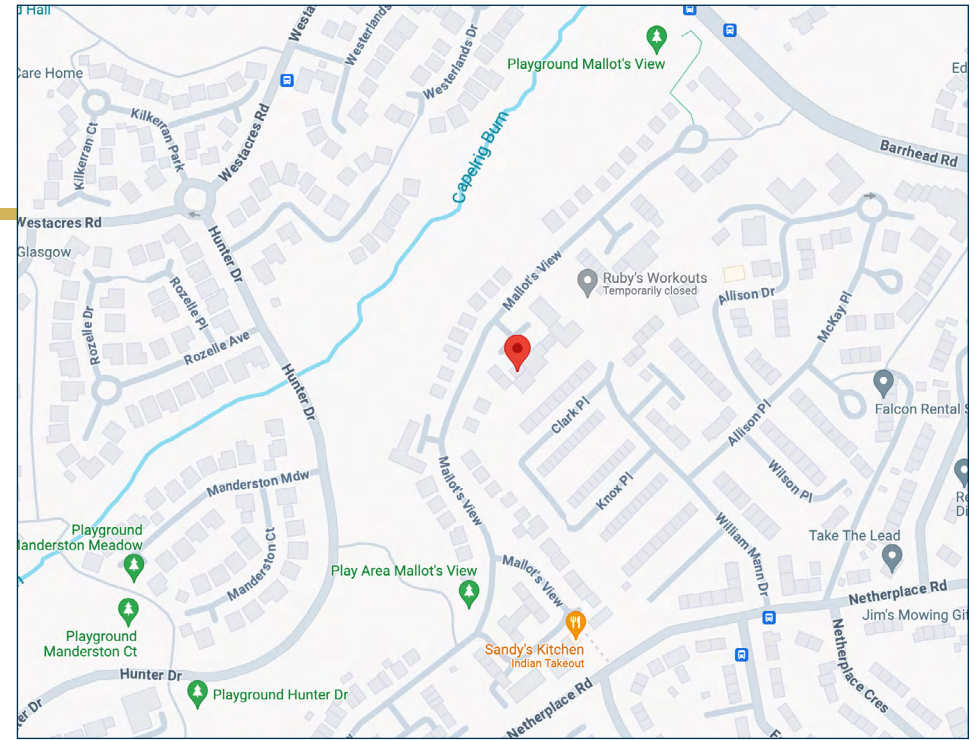
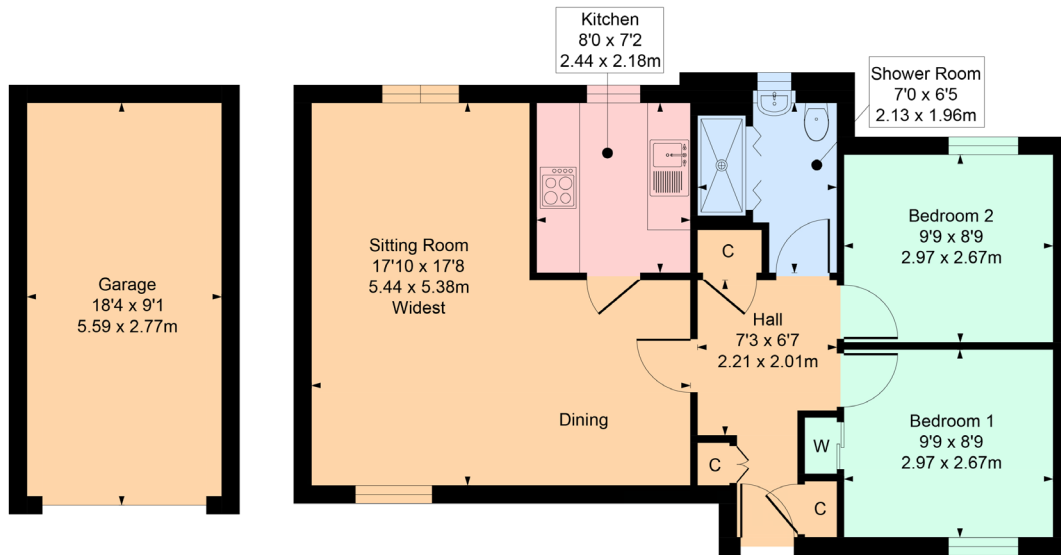


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Approximate gross internal area House = 629 sq ft - 58.43 sq m
Garage = 167 sq ft - 15.51 sq m
Total = 796 sq ft - 73.94 sq m



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 D

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

Property Reference 3166

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.

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