



1 The Loaning, Whitecraigs

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### Situation

Whitecraigs and its neighbouring suburbs of Newton Mearns and Giffnock are acknowledged for their standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. The property is conveniently located for access to The Avenue Shopping Centre, Waitrose, Aldi and Tesco at Greenlaw Village Retail Park and is only a short walk to Whitecraigs Train Station.

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.

Sports and recreational facilities can be found locally to include Parklands Country Club, East Renfrewshire, Cathcart and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, Eastwood Theatre and Rouken Glen Park, voted Best Park in the UK 2016, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Mearns Castle and St. Ninian's High Schools. The property is located approximately 0.75 miles from the private Belmont House School and within easy reach of various pick up points for Glasgow's other private schools.









## Description

A spacious traditional five bedroom detached family home, requiring upgrading, set within generous corner garden grounds, enjoying views towards Cathcart Castle Golf Course, located close to popular schools, Rouken Glen Park and Whitecraigs Train Station.

Offering great potential, this property requires upgrading and we recommend you read and familiarise yourself with the home report and comments prior to viewing.

The flexible accommodation extends to around 2368 Sqft (220 Sqm) and comprises:

Ground Floor: Large, welcoming reception hall with staircase to upper floor and storage. Generous bay window sitting room enjoying tree lined views to the front of the property. Bright and spacious bay window family room. Generous bay window dining room affording aspects over the rear garden and golf course beyond. Dining kitchen. Bedroom one with bay window. Bedroom two. House family bathroom.

First Floor: Upper landing. Bedroom three. Bedroom four. Bedroom five. Shower room.

A particular feature of this home is extensive grounds which are enclosed and provide privacy and seclusion, backing onto Cathcart Castle Golf Club.

A driveway provides ample parking for several cars and leads to a detached garage. Large cellar providing extensive storage.

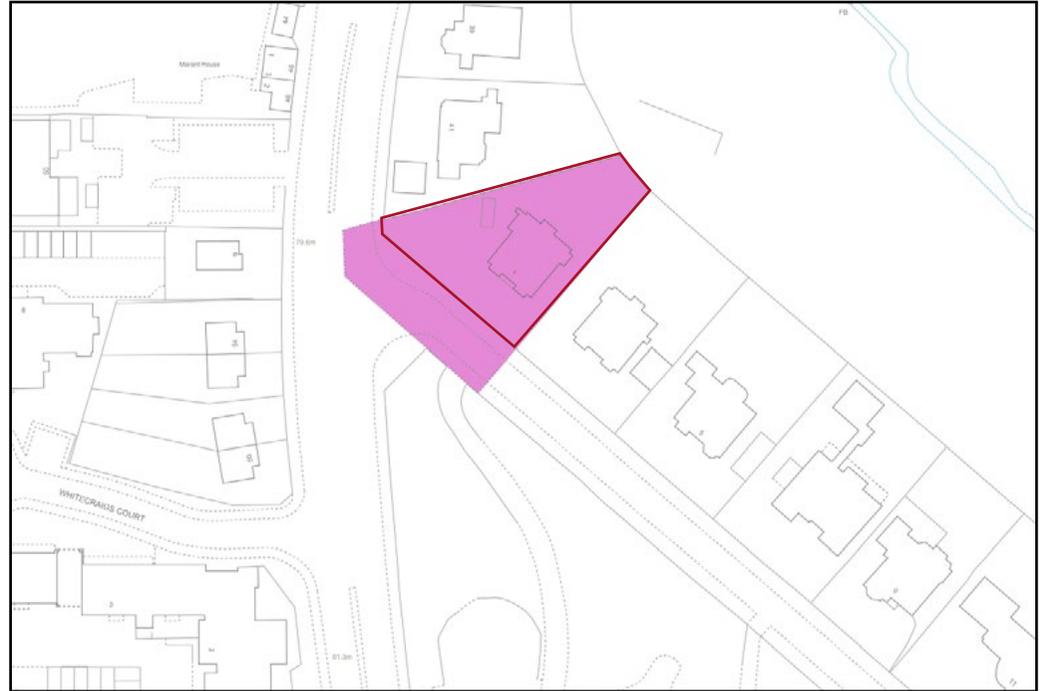












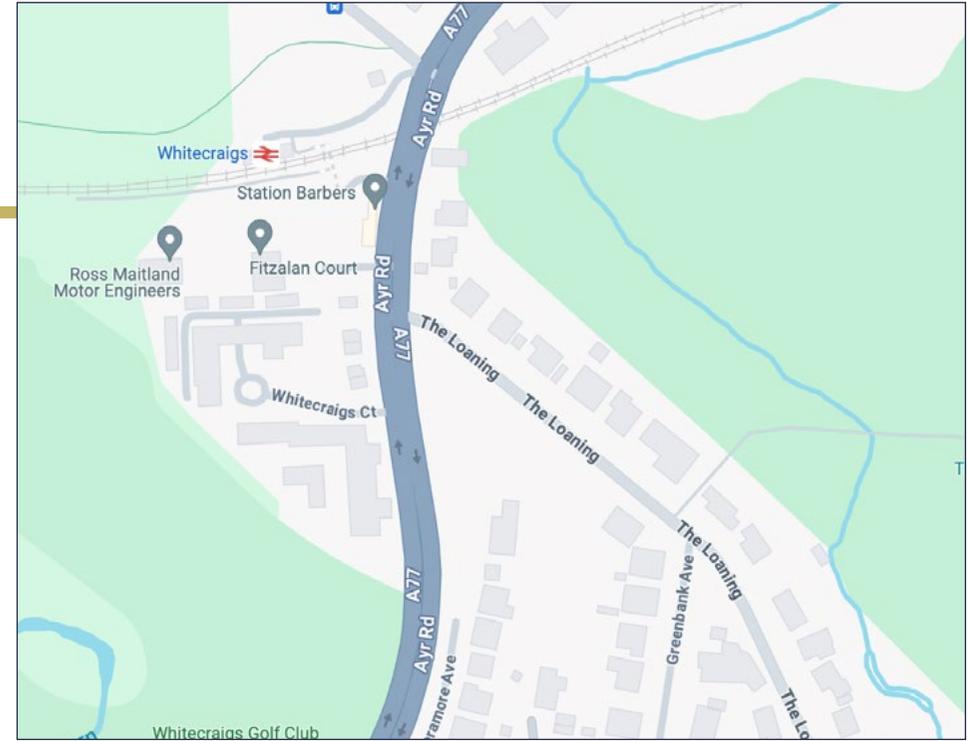
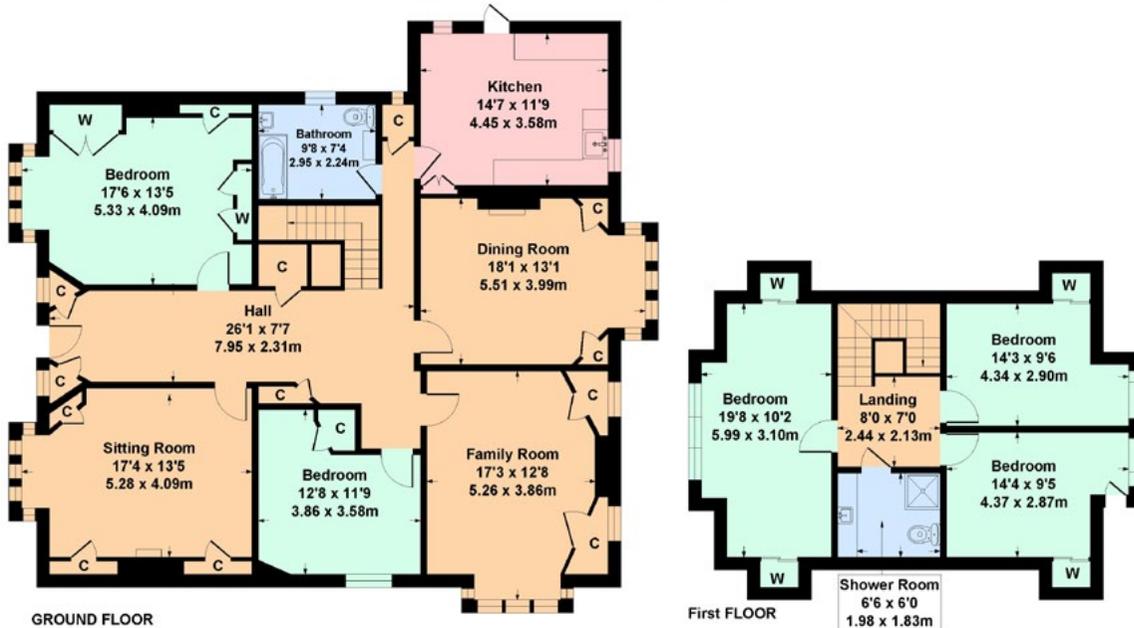


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### 1 The Loaning, Whitecraigs G46 6SE

Approximate gross internal area = 2368 sq ft - 220 sq m



#### Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road  
Newton Mearns, Glasgow  
Telephone 0141 616 3960  
clarkston@nicolestateagents.co.uk

#### Outgoings

East Renfrewshire Council  
Council Tax Band: H

#### Fixtures and Fittings

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

#### Energy Efficiency Rating

Band D

#### Local Authority

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

#### Property Reference 3103

#### 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.

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