



13 Foxglove Road, Greenwood Manor, Newton Mearns

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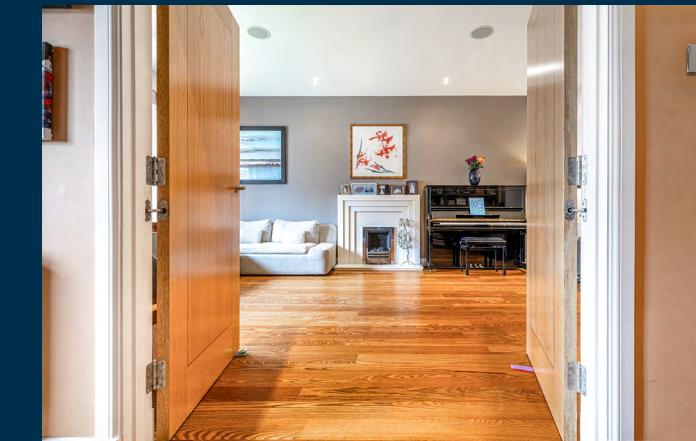
## Situation

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. Foxglove Road 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 beautifully presented, and deceptively spacious five bedroom detached villa, located within the continually popular Greenwood Manor development, built by 'Stewart Milne Homes'.

The flexible accommodation is arranged over three floors and comprises:

**Ground Floor:** Impressive and welcoming spacious reception hallway with good storage and staircase to upper floor. Large sitting room with a gas fireplace, overlooking the front of the property. Guest WC.

**First Floor:** Well appointed combined family/dining room and kitchen. The kitchen has a range of fitted floor and wall mounted cabinets with integrated appliances and coordinated worktops. The kitchen has French doors which in turn, provides access to the rear garden. Separate utility room, with door to the rear. Study/office. Dining room with French doors to the garden, completes the first floor accommodation.

**Second Floor:** Split level landing, giving access to Bedroom four and the family bathroom, with a separate shower enclosure. Principal bedroom suite with walk in dressing room and an ensuite bathroom with a separate shower. Bedroom two and bedroom three are both double sized bedrooms and both have fitted wardrobes and ensuite shower rooms. Bedroom five, which is of double proportion, completes the overall layout.

The property is further complemented by a monobloc driveway, leading to an integral double garage. Well kept private split level rear gardens, with patio and decked terraces, ideal for entertaining and commanding expansive views over the city. Gas central heating and double glazing. The development is maintained by Hacking & Paterson.













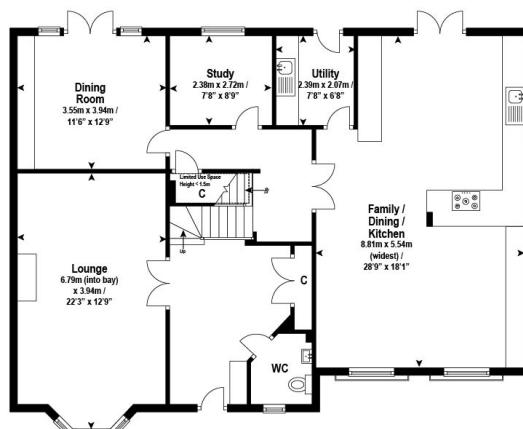
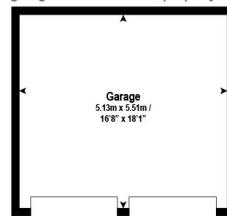
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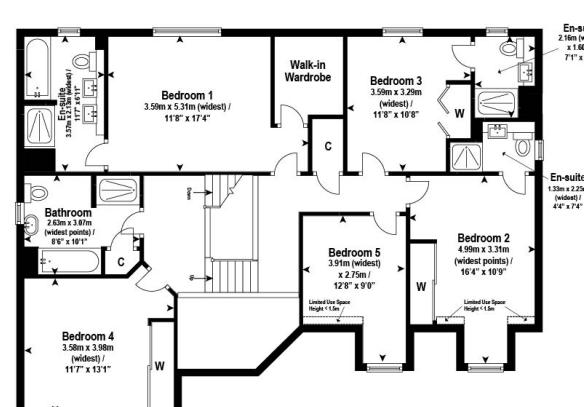
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Approximate gross internal area  
Main House = 2380.6 sq ft - 221.6 sq m  
Garage = 304.3 sq ft - 28.3 sq m  
Total = 2684.8 sq ft - 249.9 sq m

For guidance. Not actual location of garage in relation to the property.



Ground Floor

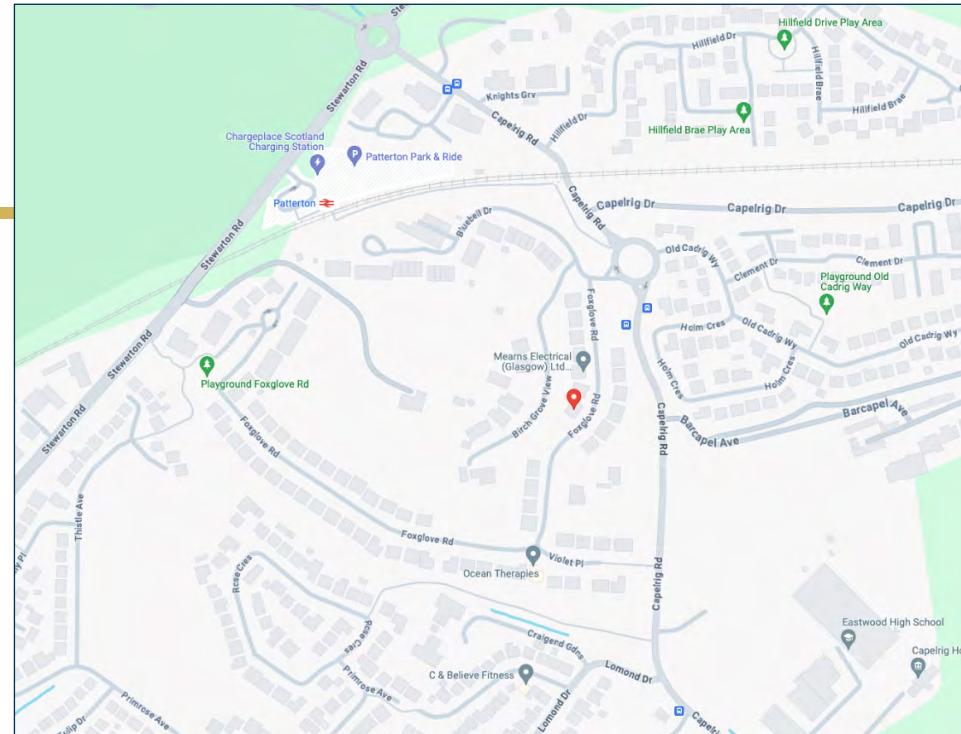


First Floor

#### 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 G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

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

Property Reference 3201

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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