



3 Neidpath Road East, Higher Whitecraigs

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Situation

Neidpath Road East is a street lined with substantial houses set within generous and established gardens and in recent years Higher Whitecraigs has become one of Glasgow's premier residential addresses.

A hugely popular suburb, Whitecraigs is located approximately 9 miles South 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 Ayrshire coast.

Whitecraigs and its neighbouring suburb of Newton Mearns are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart and Whitecraigs Golf Clubs, Whitecraigs Tennis club, 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 Kirkhill Primary School, Mearns Castle and St. Ninian's High Schools. Whitecraigs is also within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.













Description

A truly outstanding and deceptively spacious detached residence, set within this private and generous plot, finished to an uncompromising standard, specification and interior design, recently completely by the current owners.

One of the largest and premium homes in the area, affording well appointed and flexible accommodation throughout, well designed for family living.

This contemporary home has been thoughtfully designed internally with generous living spaces, enhancing the feeling of space. The accommodation is arranged over three floors and extends to around 7,664 sqft (712 sqm) including the garage and comprises:

Ground Floor: Entrance vestibule. A welcoming, tiled reception hall with good internal storage and a guest WC. Generous and well presented formal lounge with a feature fireplace and French doors leading to the expansive patio area. Bay windowed sitting room, overlooking the front gardens. Library/home office. Stunning and particularly spacious bespoke kitchen. The kitchen is equipped with large island, complimentary worktop surfaces and integrated appliances. Adjacent to the kitchen there is an open plan breakfast/dining room and a large garden room, which in turn leads to the terrace and landscaped gardens. Separate utility room and cooking kitchen.

First Floor: First floor landing affording access to six bedrooms, five of which benefit from an ensuite. Large storage cupboard. The spacious principal bedroom suite is particularly generous in size and has a juliet balcony with lovely views over the garden grounds and gives access to the luxurious ensuite bathroom and separate bespoke fitted dressing room. Four further bedrooms, all benefitting from ensuite shower rooms. Bedroom six. House family bathroom, with a separate shower enclosure.

Lower Ground Floor: Large reception/games area. Home cinema. Gymnasium with access to the rear garden. Plant rooms. Guest WC. There is also the opportunity for a potential to install a sauna/steam room, shower and changing room facility. Air conditioning has also been installed throughout the lower ground level.

Number 3 Neidpath Road East is set behind custom automatic security gates, with remote phone control access, leading to an extensive illuminated monobloc driveway with ample space for several cars. There is an integral double garage with electronically operated door and internal courtesy door. High quality double glazing and intelligent wiring throughout the property. The established grounds are enclosed and provide privacy and seclusion.

The property is further complimented by a high efficiency gas central heating and an underfloor heating system. All sanitary ware and tiling in all bathrooms, shower room, cloakroom and reception hallway are by Porcelanosa and Bagnodesign. There is Sonos systems throughout the property with individual settings. The property is protected by a security alarm system and high quality CCTV system.































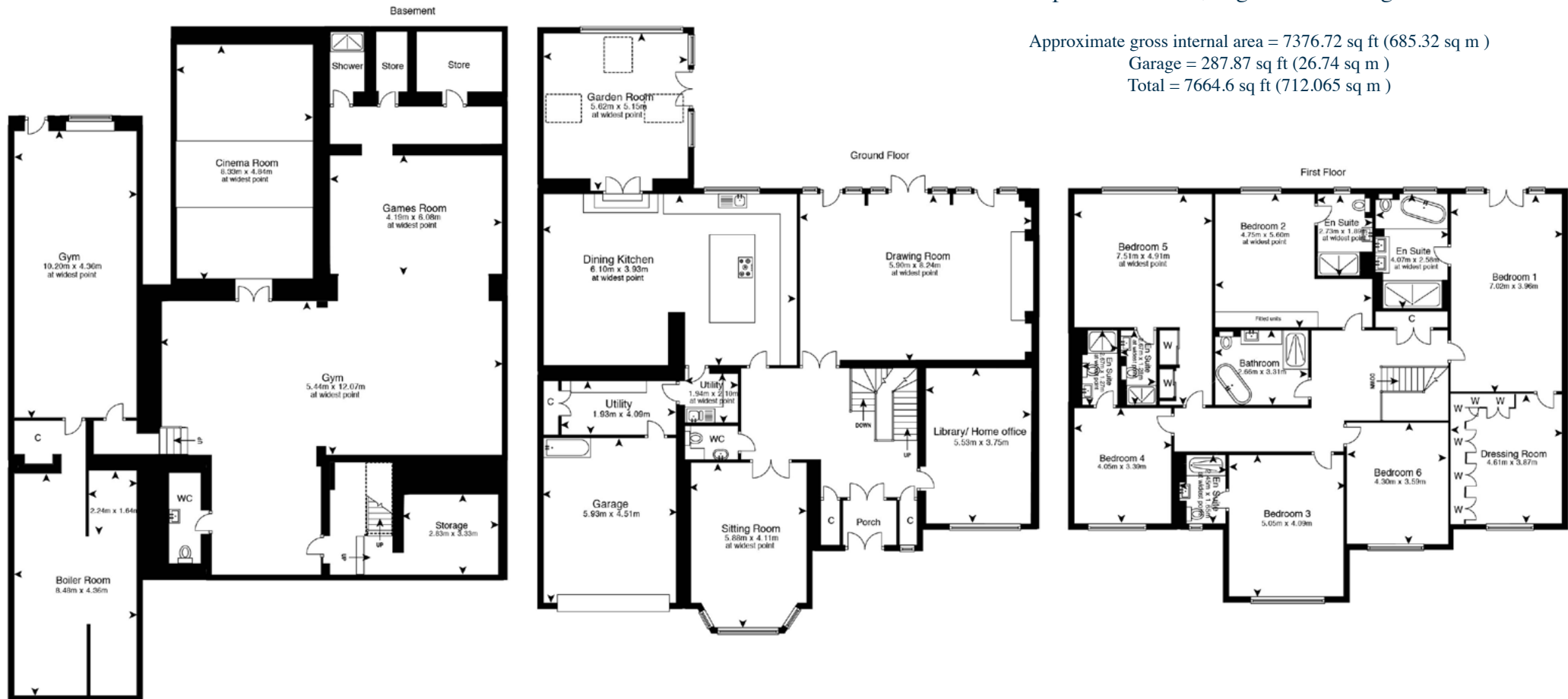


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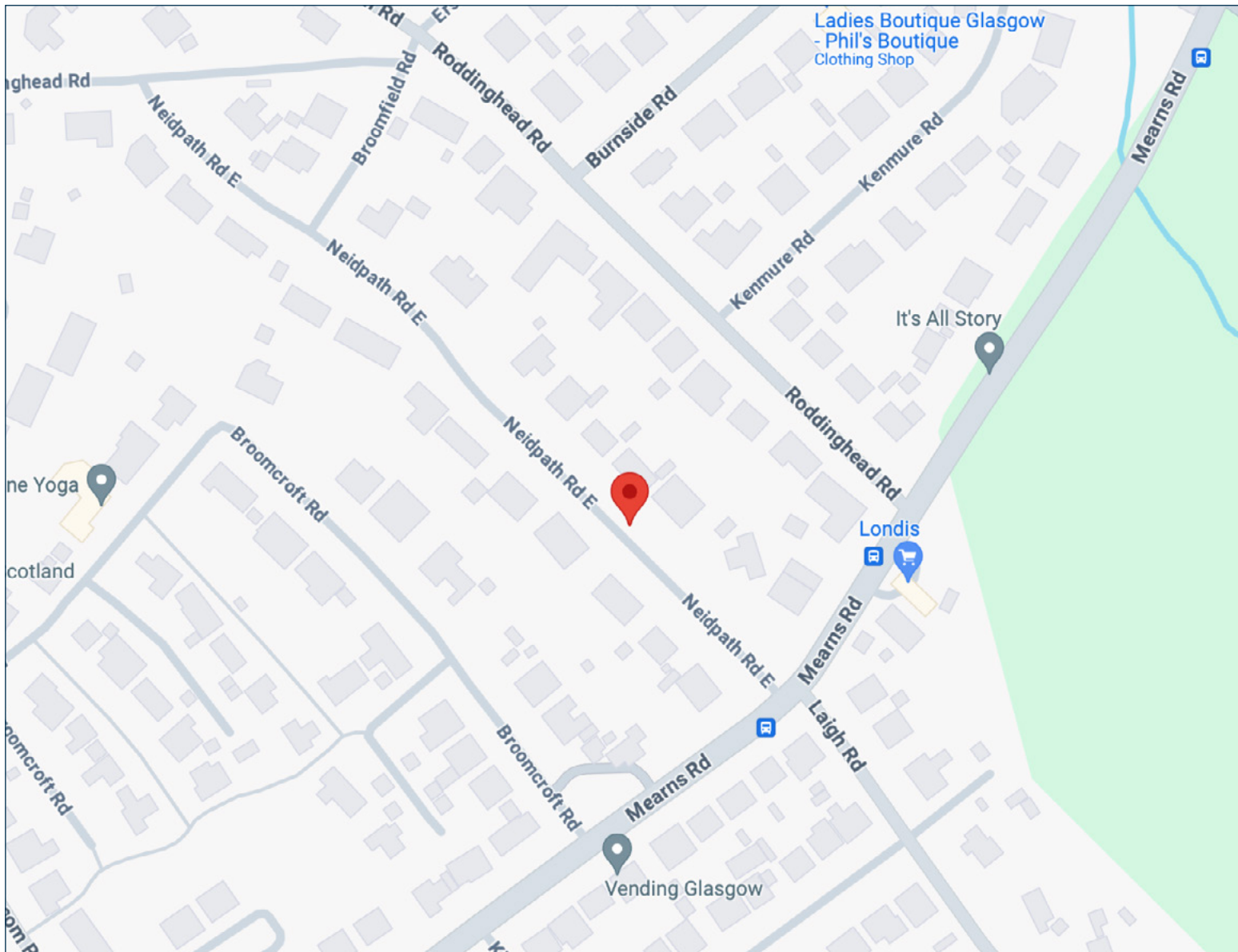


3 Neidpath Road East, Higher Whitecraigs G46 6TX

Approximate gross internal area = 7376.72 sq ft (685.32 sq m)
Garage = 287.87 sq ft (26.74 sq m)
Total = 7664.6 sq ft (712.065 sq m)



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

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 B

Services

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

Local Authority

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

Property Reference 3200