



22 Torridon Gardens, Newton Mearns

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Situation

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, including Kirkhill Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and the Glasgow Southern 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 Coop on Broom Road East, The Avenue Shopping Centre and The Greenlaw Retail Park which includes Waitrose, Aldi and Tesco Metro, Broomburn Park and local shops at the Broom.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Giffnock 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

Seldom available, three bedroom Mactaggart & Mickel detached bungalow, affording all on the level accommodation, set within well kept and private corner garden grounds, located within this short residential cul de sac, just off Laigh Road, in the catchment for St Ninian's and Mearns Castle High Schools.

This home offers a flexible accommodation and has been well maintained by the present owners, although would now benefit from some modernisation.

At present, the accommodation comprises:

Entrance vestibule with storage. Welcoming reception hallway. Generous sitting room with fireplace. Conservatory overlooking gardens and surrounding area. Dining room/ bedroom three with wardrobe. Kitchen with a range of wall mounted and floor standing units. Bedroom one with ensuite shower room and fitted wardrobes. Bedroom two with fitted wardrobes. The house bathroom completes the accommodation.

The property is further complemented by gas central heating, double glazing and is protected by a security alarm system.

Well kept and landscaped corner garden grounds. A double driveway provides off street parking and leads to a detached double garage, with electric doors.

The property offers further extension potential, subject to the relevant consents.







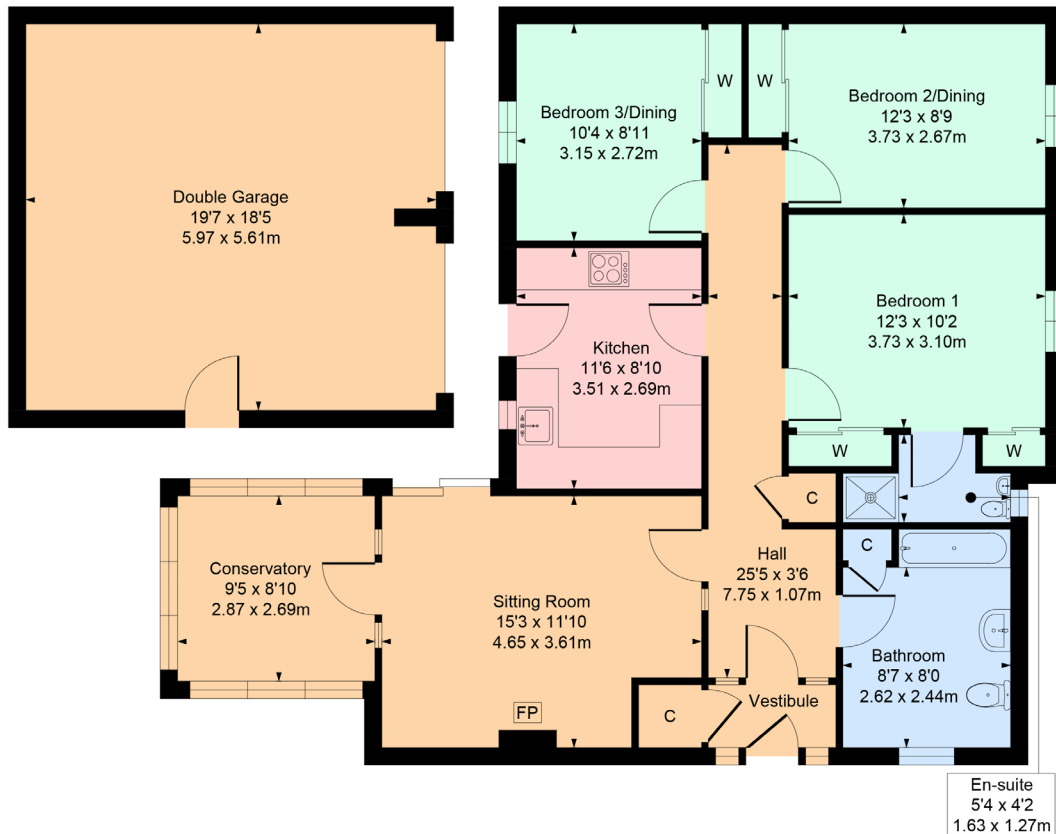


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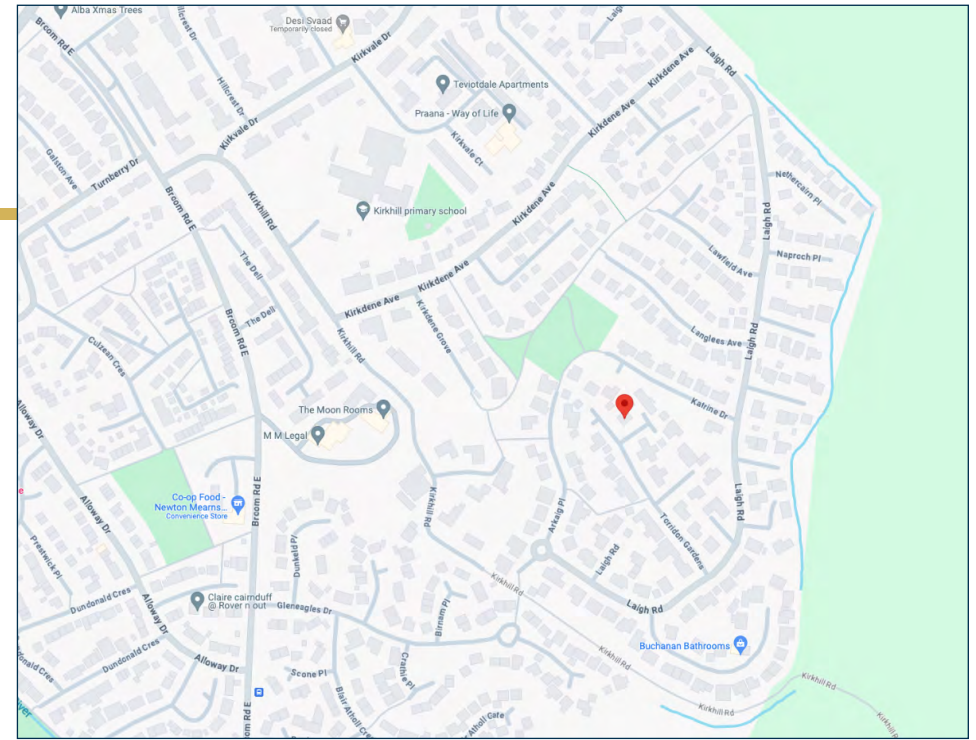
Approximate gross internal area
Main House = 1012 sq ft - 94.01 sq m
Garage = 361 sq ft - 33.53 sq m
Total = 1373 sq ft - 127.54 sq m



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

Outgoings

East Renfrewshire Council
Band G

Fixtures and Fittings

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

Energy Efficiency Rating

Band D

Services

The property will be supplied by mains water, drainage 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 3213

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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