



3 Wemyss Avenue, Newton Mearns

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and 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. Patterton Train Station is a short distance away.

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. Also, close by, is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

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 Eastwood High and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Clubs, 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

Located within this continually popular area, is this four bedroom detached villa, close to local amenities within the surrounding area.

Internally the property has been well maintained by the present owner and provides flexible accommodation formed over two levels, well designed for family living comprising:

Ground Floor: Reception hallway with cloaks/guest WC, large store cupboard and staircase to the upper floor. Well presented sitting room with views towards the front garden. Family room and separate dining room. Well appointed kitchen, equipped with a complement of floor and wall mounted cabinets, complementary worktop surfaces and breakfasting bar.

First Floor: Upper landing with access to all four bedrooms.

All four bedrooms are of double proportions, with three benefitting from fitted wardrobe space. The house bathroom completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well kept garden grounds, with a terrace, ideal for entertaining. The driveway provides off street parking leading to a double detached garage, accessed to the rear of the property.



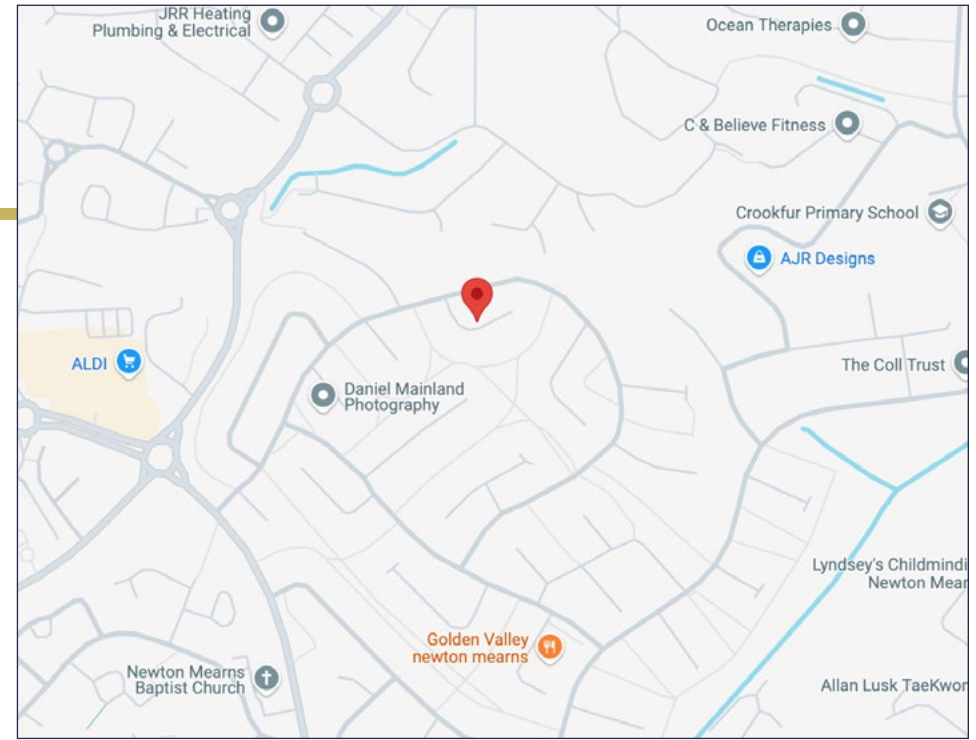


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3 Wemyss Avenue, Newton Mearns G77 6AR

Approximate gross internal area = 1519 sq ft - 141.11 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 G

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

### Property Reference 3220

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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