



48 Castle Road, 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.

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.

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. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and Whitecraigs tennis and rugby club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.











## Description

An upgraded and well presented three/four bedroom mid terrace villa, set within generous garden grounds, conveniently located for local amenities and The Avenue Shopping Centre and popular East Renfrewshire Schools.

The accommodation has been upgraded and well maintained by the present owners and is formed over two levels. The accommodation comprises:

**Ground Floor:** Reception hallway with storage and staircase to upper floor. Well presented sitting room with fireplace. Well appointed refitted dining kitchen with a range of floor and wall mounted cabinets and complementary worktop surfaces. TV room/bedroom four. An attractively refitted bathroom completes the ground floor.

**First Floor:** Upper landing. Three double bedrooms, which benefit from fitted wardrobes.

The property is further complemented by gas central heating and double glazing. Generous gardens with a patio area, which would allow further development subject to the relevant consents.













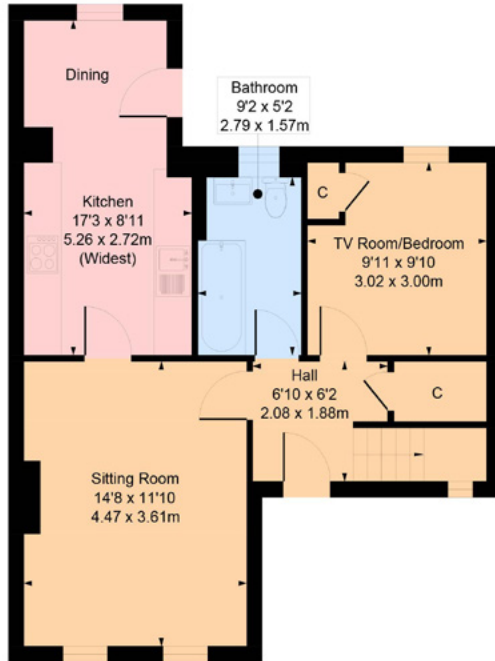
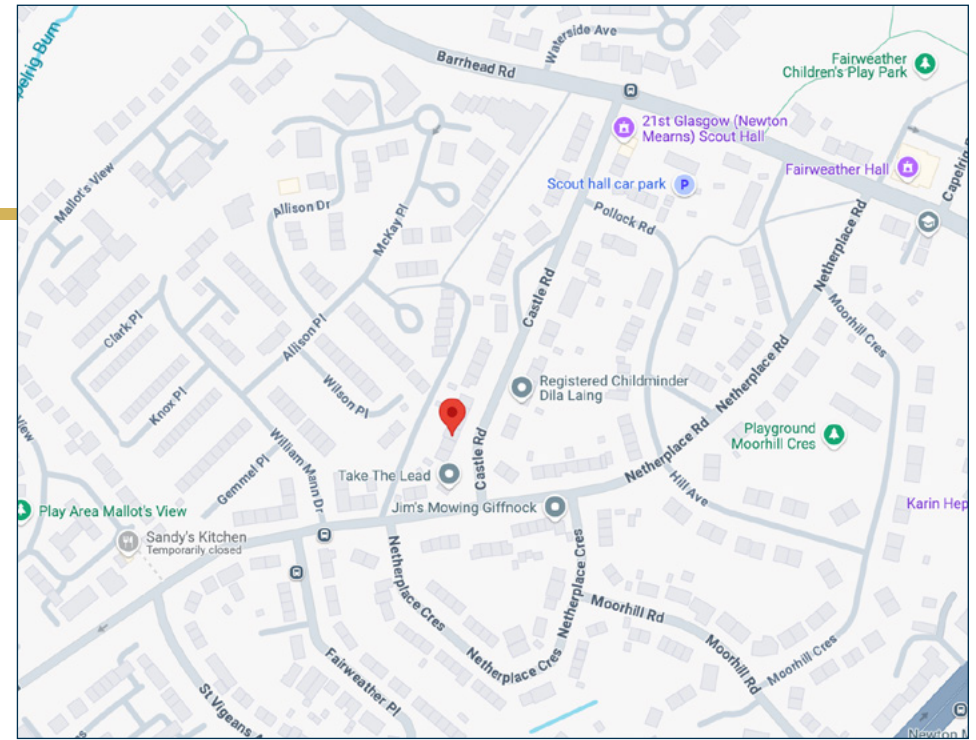


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48 Castle Road, Newton Mearns G77 6DQ

Approximate gross internal area 1,068 sq ft - 99.22 sq m



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

### Outgoings

East Renfrewshire Council  
Band C

### 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, 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 3244

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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