



51 Balgray Road, Newton Mearns

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Situation

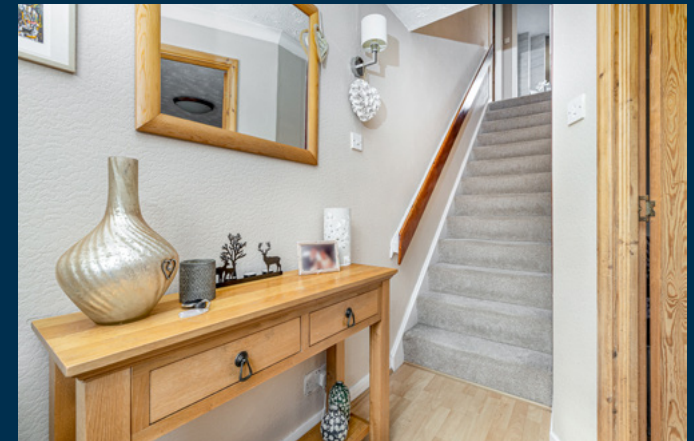
Balgray Road is positioned just off Barrhead Road and is a popular location within Newton Mearns, well placed for local amenities within the surrounding district.

Newton Mearns is located approximately 9 miles 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 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. Only a short distance away 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, Williamwood 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.









Description

An extended and well presented four bedroom semi detached villa, backing onto woodland, located within this popular modern development, close to local amenities, transport links and favoured East Renfrewshire schooling.

The property has been upgraded and benefits from a one and a half storey side extension incorporating a principal double bedroom and ensuite shower room, single integral garage and single storey rear extension.

The accommodation is formed over two levels and comprises:

Ground Floor: Entrance hall. Bright and spacious sitting room with fireplace and open fire, overlooking the front garden. Well appointed dining size kitchen with a full complement of floor and wall mounted cabinets and complementary worktop surfaces. Open plan to family room, with French doors allowing access to the rear garden. Utility room with courtesy door to garage. Guest WC.

First Floor: Upper landing, Principal bedroom with fitted wardrobes and ensuite shower. Bedroom two. Bedroom three with storage cupboard. Bedroom four with storage cupboard. The refitted house bathroom, with shower above bath, completes the accommodation.

The property is further complemented by gas central heating and double glazing.

A driveway provides off street parking and leads to a single integral garage.

Well kept gardens, to the front, side and rear of the property. Summer house with wood burning stove. The rear garden backs onto the adjacent woodland.













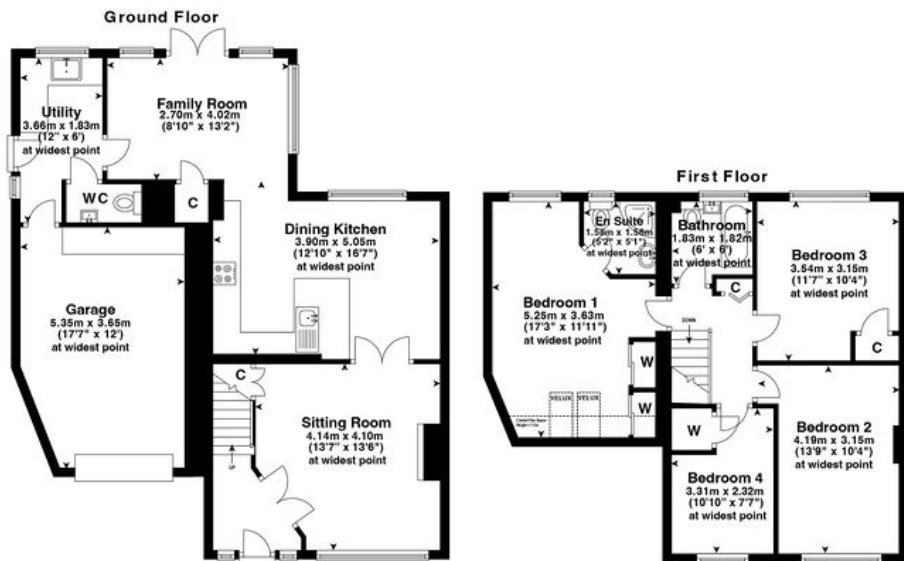
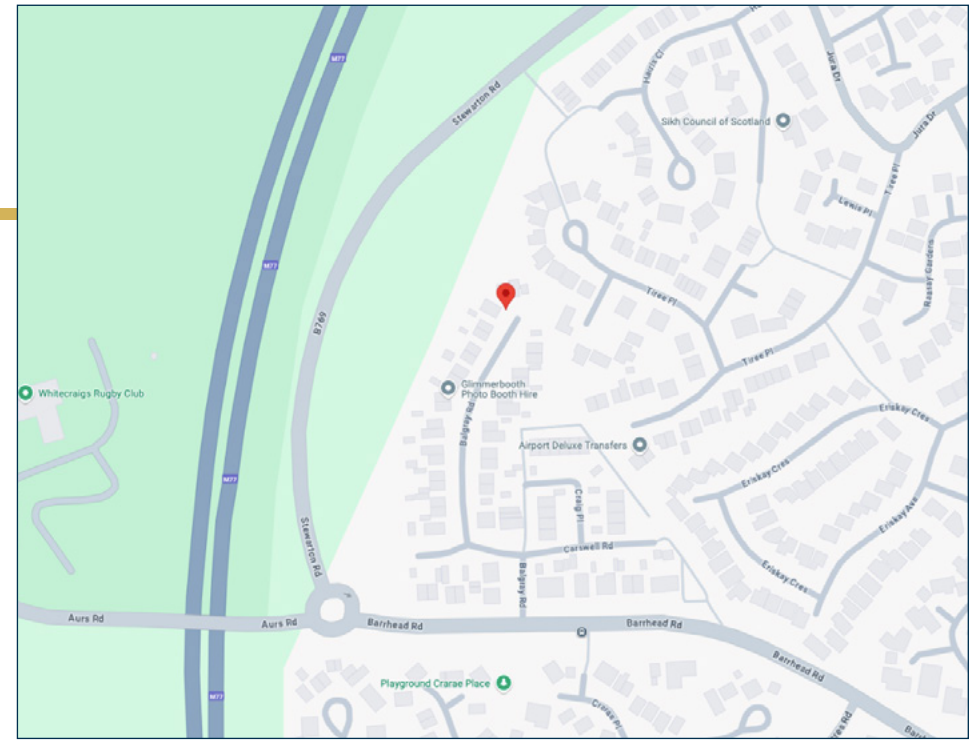


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Approximate gross internal area
House = 1221.4 sq ft - 113.5 sq m
Garage = 193.7 sqft - 18 sq m
Summer House = 72.2 sq ft - 6.7 sq m
Total = 1487.2 sq ft - 138.2 sq m



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

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 E

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

Property Reference 3268

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