



3 Priorwood Road, Newton Mearns

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Nicol Estate Agents





## Nicol Estate Agents

### 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, Eastwood High School and St. Ninian's High School.

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.

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 and Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants.

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

An upgraded and well presented four bedroom/three public room detached villa, located within the popular Westacres development, close to Mearns Cross, The Avenue Shopping Centre and popular East Renfrewshire Schooling.

This property has been well maintained by the present owners and affords well appointed flexible accommodation, arranged over two floors, well designed for family living and comprises:

**Ground Floor:** Welcoming reception hall with staircase to upper level, storage and Guest WC. Well presented bay window sitting room. Dining room on an open plan arrangement to the garden room. Well appointed refitted kitchen with a full complement of wall mounted and floor standing units, complementary worktop surfaces, Porcelenosa tiles and integrated appliances. Separate utility room.

**First Floor:** Upstairs landing affords access to all four bedrooms. Bedroom one has a bay window, refitted ensuite shower room with Porcelenosa tiles and fitted wardrobes. Bedroom two with fitted wardrobes. Bedroom three. Bedroom four. An attractively refitted bathroom completes the accommodation.

The property is further complemented by Karndean flooring in the hall, dining room, garden room, kitchen and utility room, gas central heating and double glazing.

Well tended seasonally colourful, landscaped level gardens, backing onto woodland, providing privacy and shelter, ideal for entertaining.

A driveway provides off street parking. The garage has been divided into a gym and garden store. Two electric car chargers.























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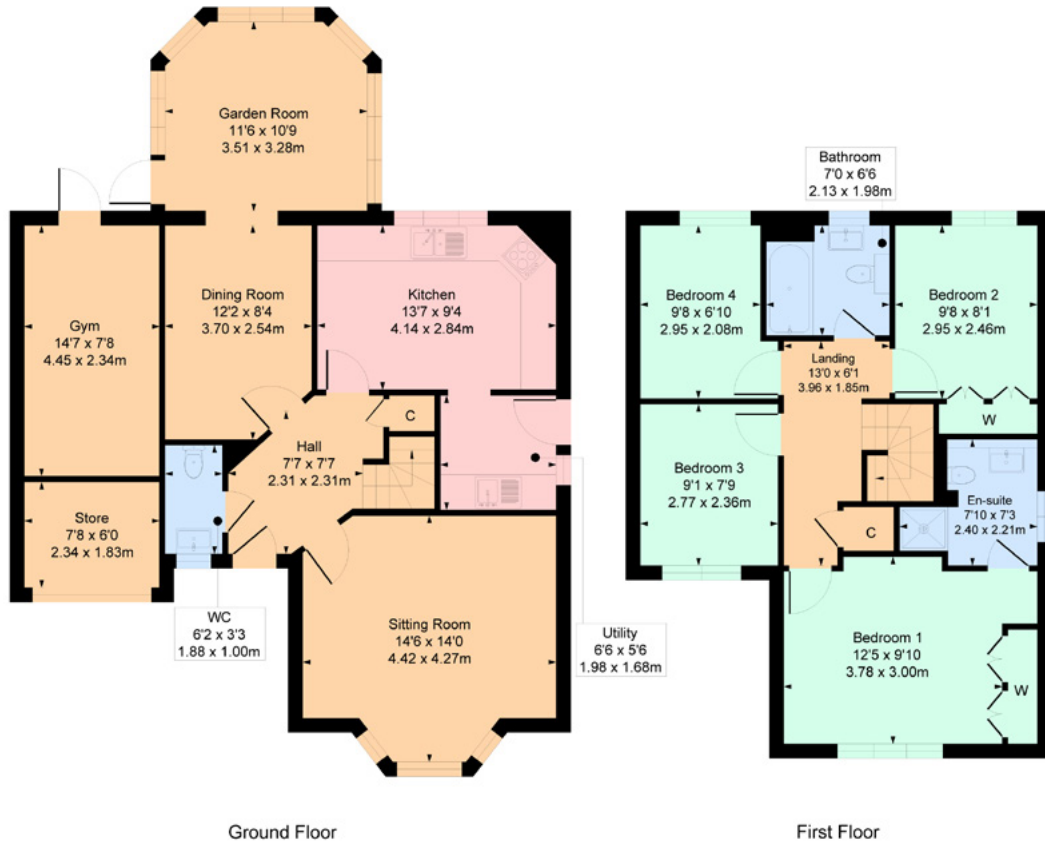


### 3 Priorwood Road, Newton Mearns, G77 6WR

Approximate gross internal area - 1275 sq ft - 118.45 sq m

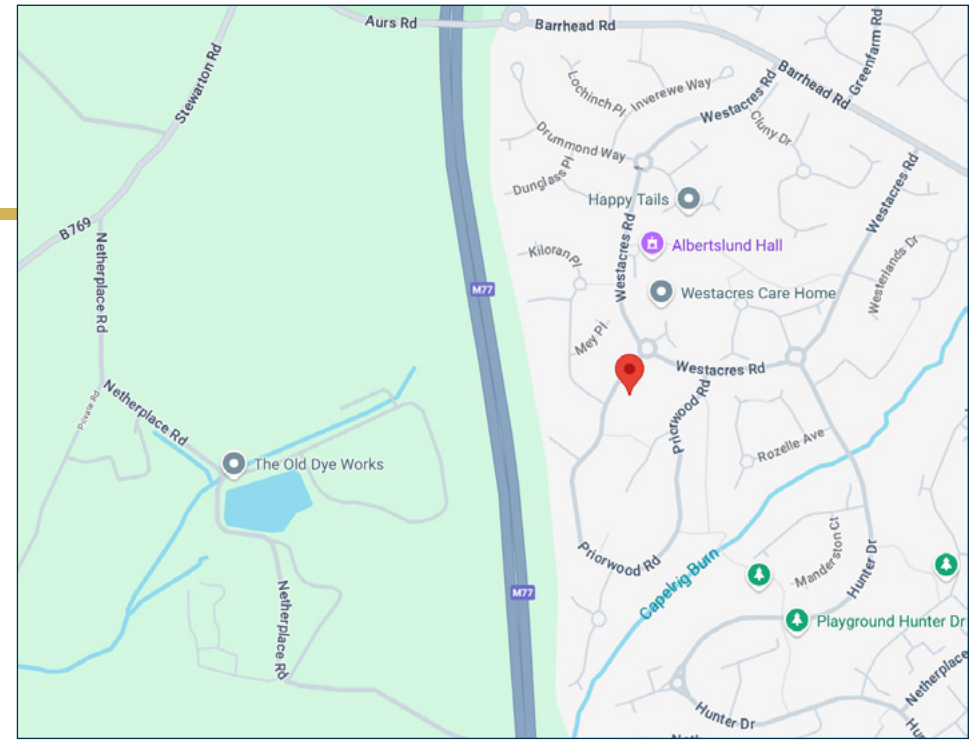
Gym/Studio - 158 sq ft - 14.67 sq m

Total - 1433 sq ft - 133.12 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.



#### 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 3192

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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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.