



2 Garvard Way, Maidenhill, Newton Mearns

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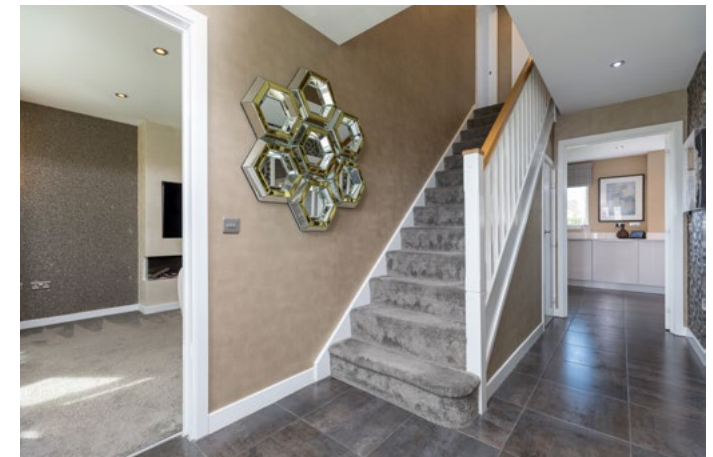
Situation

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 the new Maidenhill Primary School and Nursery, 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 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 boutique shops and restaurants, and supermarkets, including The Avenue Shopping Centre and The Mearnskirk Coop. Only a short drive away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants and Silverburn Shopping Centre.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire, Williamwood 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.









Property Description

Seldom available, a well presented four bedroom detached villa, built by Miller Homes, set within attractive landscaped gardens, located within the popular Maidenhill development.

This property was the show home for the development and offers stylish accommodation, well maintained by the present owners.

The accommodation is formed over two levels and comprises:

Ground Floor: Welcoming reception hall with guest WC and storage cupboard. Bright and well presented sitting room with featured media wall open plan to a well appointed dining size kitchen with a range of wall mounted and floor standing units, integrated appliances and complementary worktop surfaces. French doors to garden. Separate utility room.

First Floor: Upper landing with access to four good size bedrooms. Bedroom one with fitted wardrobes and an attractive ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes. Bedroom four. A well appointed house bathroom, with shower over bath, completes the accommodation.

The property is further complemented by gas central heating and double glazing. A particular feature of this family home are the landscaped gardens to front, side and rear of the property.

A double width driveway leads to a detached double garage.

For added peace of mind, the property benefits from the balance of NHBC Guarantee.

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2 Garvard Way, Maidenhill

Approximate Gross Internal Area
Main House : 1341 sq ft - 124.58 sq m
Garage : 420 sq ft - 39.01 sq m
Total : 1761 sq ft - 163.60 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.



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council.
Band G

Fixtures & Fittings

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

Energy Efficiency Rating

Band B

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

3316