



1 Greenlaw Drive, 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, 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.









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Property Description

Seldom available, a well presented four bedroom detached family home by Miller Homes, located within the quiet residential pocket of Greenlaw Drive, close to Mearns Cross, The Avenue Shopping Centre and popular East Renfrewshire Schooling.

This property extends to around 1,786 Sqft (166 Sqm) and has been upgraded and well maintained by the present owners and affords well appointed flexible split level accommodation, arranged over two floors, well designed for family living and comprises:

Ground Floor: Entrance vestibule. Welcoming reception hall with storage and staircase to upper level, Bedroom one is spacious with fitted wardrobes and attractive refitted ensuite shower room. Study/ bedroom five. Courtesy door to double garage.

First Floor: Upstairs landing affords access to majority of the accommodation. Generous and well presented sitting room with feature fireplace. Bay window dining room, commanding views over the surrounding area and towards Glasgow City Centre and beyond. Family room /bedroom four with French doors to rear. Well appointed refitted 'Gideon Robinson' dining sized kitchen with a full complement of wall mounted and floor standing units, complementary quartz worktop surfaces and integrated appliances. Upgraded utility room with door to garden. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes. An attractive house bathroom completes the accommodation.

The property is further complemented by an upgraded gas central heating and replacement double glazing and external doors.

Well-tended landscaped gardens, enclosed rear garden with decked terrace.

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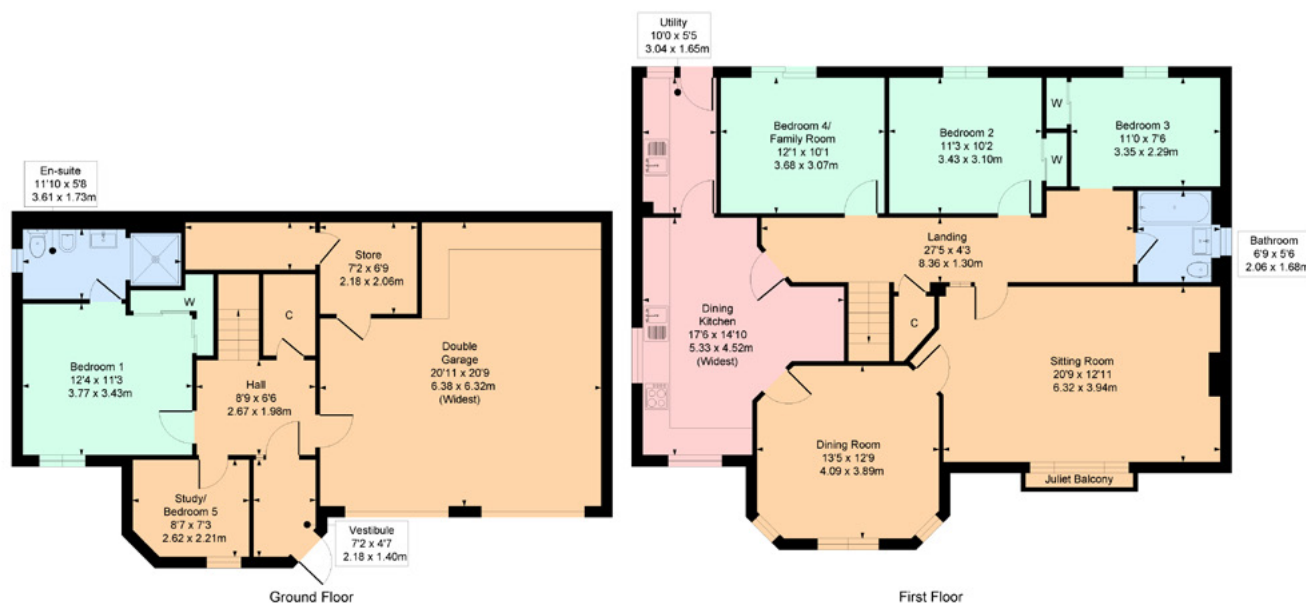
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Approximate Gross Internal Area

Main House : 1786 sq ft - 165.92 sq m

Garage : 381 sq ft - 35.39 sq m

Total : 2167 sq ft - 201.32 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 E

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

3320