



91 Aldton Park, Castle Grove, Newton Mearns

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Situation

Located approximately 9 miles from Glasgow City Centre, Newton Mearns is a welcoming, family friendly suburb, with a fantastic, lively and inclusive community. 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.

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 Co-op on Broom Road East, The Avenue Shopping Centre, The Greenlaw Retail Park includes Waitrose and Tesco Metro. Broomburn Park and local shops at the Broom are both just a short distance away.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Williamwood, Whitecraigs Cathcart Golf Clubs and Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, the farm walk at Greenbank Gardens and 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.

If you choose to live in Newton Mearns, you will have access to some of Scotland's highest attaining primary and secondary schools. This property is an easy walk to Kirkhill, St Clare's and Calderwood Lodge Primary Schools, and Mearns Castle High Schools.









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Property Description

Seldom available, a beautifully presented and upgraded five bedroom/two ensuite detached villa built by MacTaggart & Mickel in 2019, located within the popular and successful Castle Grove development, only a short distance to first class East Renfrewshire schooling, shops and nearby transport links.

The Telford house style, extends to around 2400 Sqft (223 Sqm) provides flexible accommodation throughout, well designed for family living and comprises:

Ground Floor: A vestibule leads to a welcoming reception hall with storage and a guest WC. Bright and spacious sitting room. Combined dining/family room and kitchen.

Well appointed upgraded kitchen with a range of wall mounted and floor standing units, integrated appliances, breakfasting bar and complementary worktop surfaces. The kitchen also gives access to the utility room and in turn the garage.

First Floor: Large upper landing with storage, affording access to four bedrooms. Bedroom one has an attractive ensuite shower room and walk in wardrobe. Bedroom two, is a double bedroom and is utilised as a dressing room with an additional fitted wardrobe. Bedroom three, currently used as an office. Bedroom four has aspects front and rear, overlooking the surrounding area and towards Campsie Hills beyond. A well appointed house bathroom, with a separate shower enclosure completes the first floor.

Second Floor: Upper landing with storage cupboard. Bedroom five is particularly spacious with an ensuite shower room and two walk in storage cupboards and enjoys far reaching views to the rear.

The property is further complemented by gas central heating and double glazing. Well kept landscaped gardens, enclosed to the rear with a decked terrace and garden lighting, ideal for entertaining. Garden hut.

A driveway provides off street parking and leads to an integral garage with automated garage door and internal courtesy door to utility room.

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

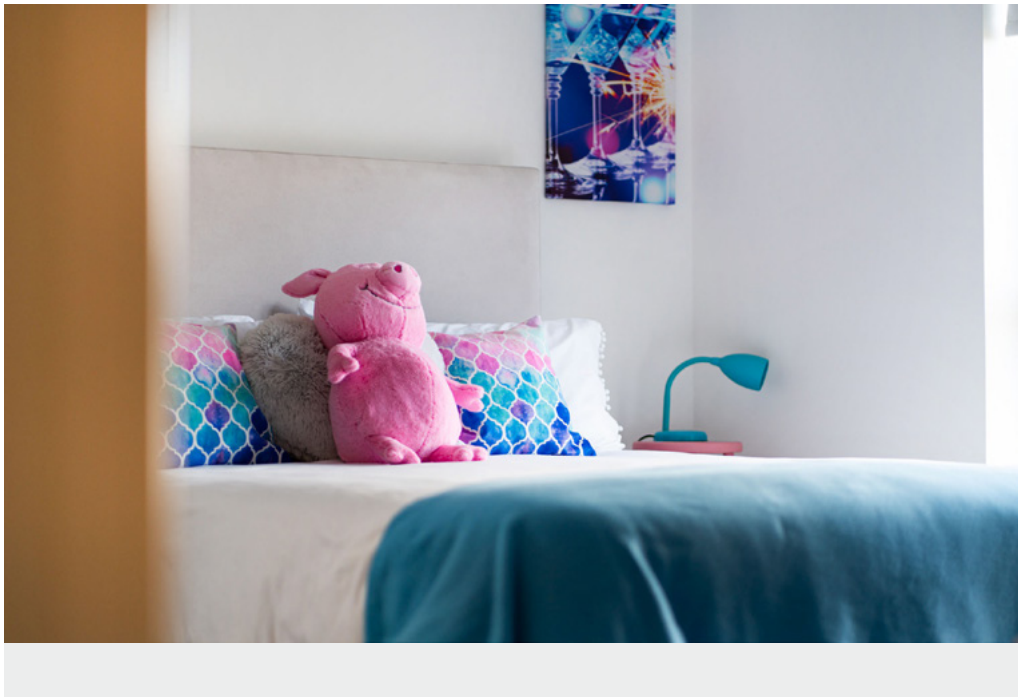
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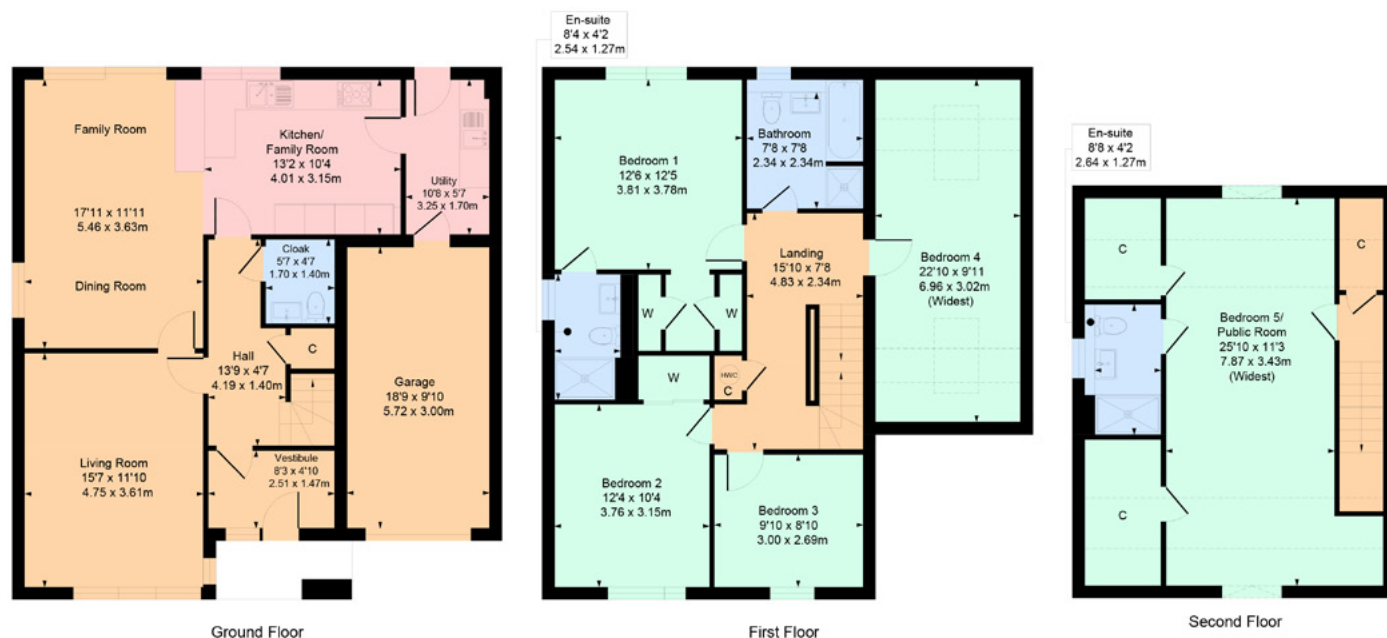




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Approximate Gross Internal Area
Main House : 2222 sq ft - 206.43 sq m
Garage : 178 sq ft - 16.54 sq m
Total : 2400 sq ft - 222.97 sq m



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
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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 C

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

3321