



9 Maple Avenue, Newton Mearns

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Situation

A hugely popular suburb, 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 around 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Maple Avenue is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining Primary and Secondary Schools, including Mearns Castle and St. Ninian's High Schools.









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Property Description

An upgraded and well presented three bedroom semi detached villa, located within this sought after residential enclave of Newton Mearns, close to local amenities, The Avenue and popular East Renfrewshire Schooling.

This family home has been carefully maintained by the current owners affording well appointed and flexible accommodation over two levels, well designed for family living.

The complete accommodation comprises:

Ground Floor: Welcoming reception hallway with staircase to upper floor. Bright and spacious sitting room, overlooking the front of the property. Well appointed, refitted kitchen equipped with a full complement of floor and wall mounted cabinets and complementary worktops. The kitchen is on an open plan arrangement to the dining room, which also leads to the family room, with views onto the rear gardens.

First Floor: Upper landing providing access to all three further. Bedroom one benefits from fitted wardrobe space. Bedroom and bedroom three. Stunning house family bathroom completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. Private rear garden with patio, ideal for entertaining.

There is a driveway to the front offering parking for multiple vehicles and garage.

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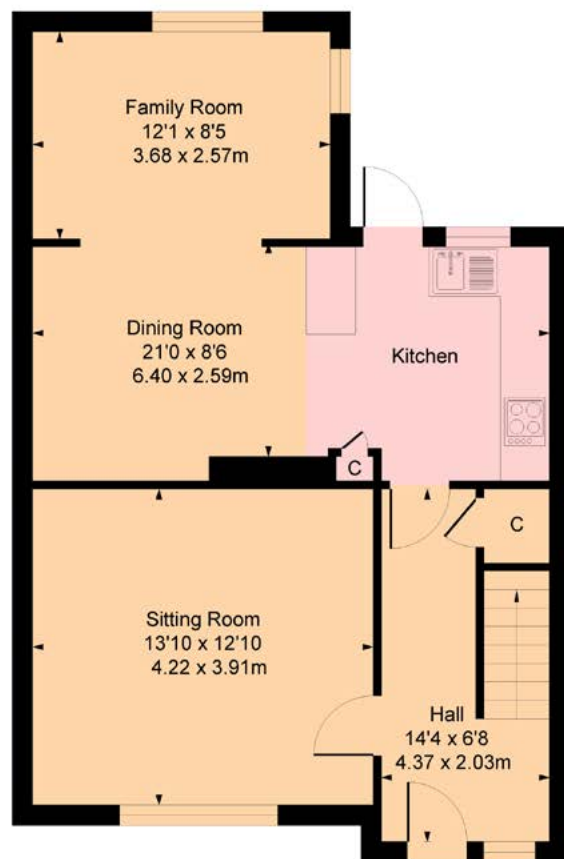




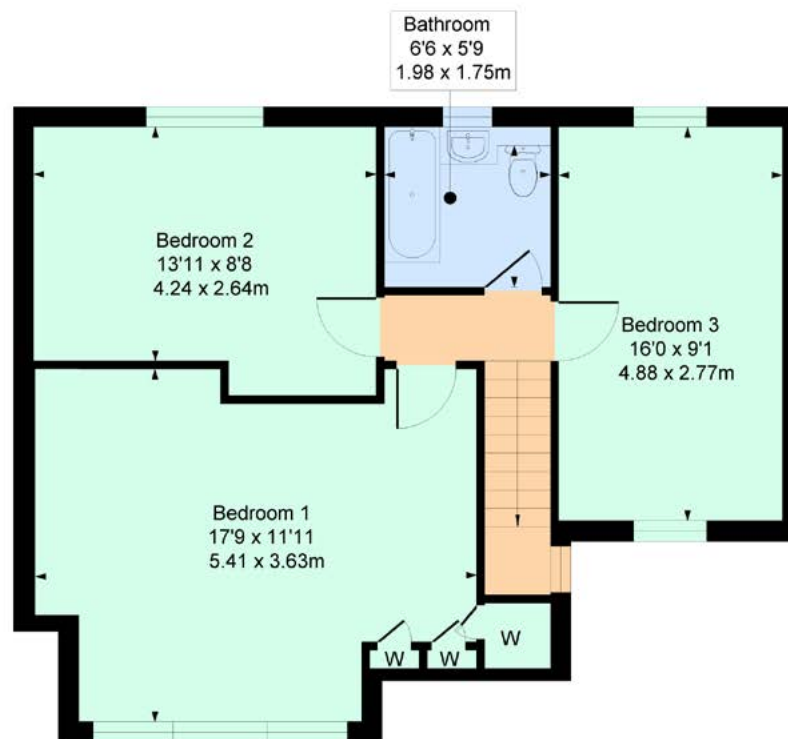


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Approximate Gross Internal Area
1221 sq ft - 113.43 sq m



Ground Floor



First Floor

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 F

Fixtures & 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

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

Property Reference

3327