



4 Wickham Avenue, Newton Mearns G77 6AU

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Situation

Newton Mearns and the neighbouring suburbs of Newton Mearns is located approximately 9 miles from Glasgow City Centre. 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. Patterson Train Station is a short distance away.

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. Also, close by, is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

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

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 Eastwood High and St. Ninian's High School.









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Property Description

A well presented three bedroom extended semi detached villa, enjoying a tree lined outlook, close to local amenities, Harvie Avenue Shops and popular East Renfrewshire Schooling.

Internally the property has been upgraded and well maintained by the present owners, and provides flexible accommodation formed over two levels, well designed for family living comprising:

Ground Floor: Reception hall. Well presented open plan sitting room with tree lined outlook to front. Well appointed refitted kitchen with a range of floor and wall mounted cabinets with complementary worktop surfaces and centre island dining area French doors to rear garden.

First Floor: Upper landing provides access to all three bedrooms. The house bathroom, with shower over bath, completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well kept private garden grounds, with a detached garage, accessed to the rear of the property.

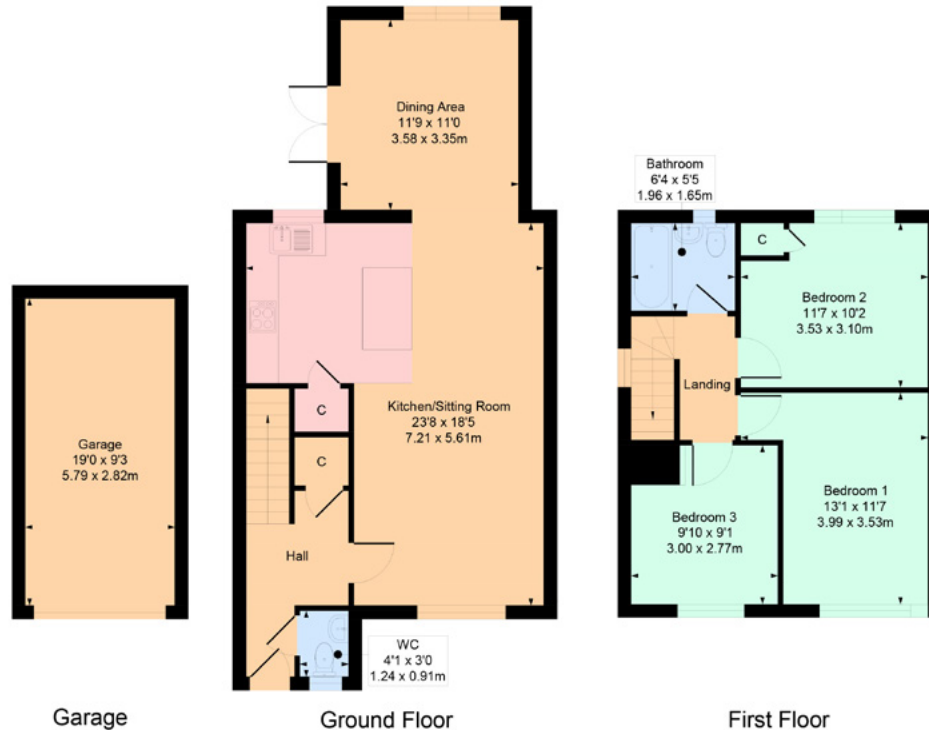
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Approximate Gross Internal Area
Main House 1036 sq ft - 96.24 sq m
Garage 176 sq ft - 16.35 sq m
Total 1212 sq ft - 112.59 sq m



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 E

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

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

Property Reference

3345