



9 Dunkeld Place, Newton Mearns G77 5UB

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Situation

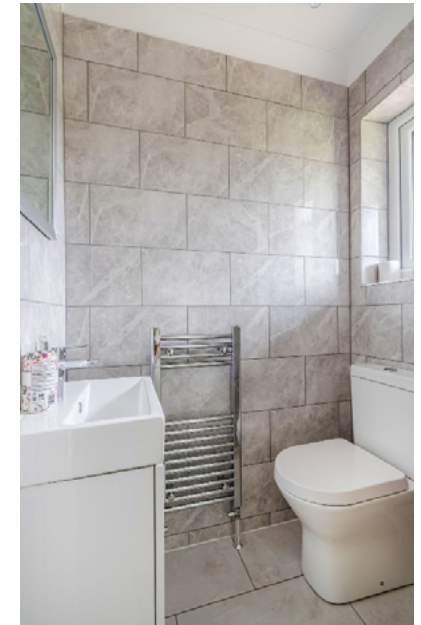
Dunkeld Place is a continually popular location within Newton Mearns, set within the Mactaggart & Mickel Castlefarm development, extremely well positioned for amenities within the surrounding district, close to Mearns Castle and Kirkhill, St Clare's and Calderwood schooling.

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.

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 Kirkhill Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

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 Coop on Broom Road East, Broomburn Park and local shops at the Broom, The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, 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. 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 beautifully presented and upgraded four bedroom detached villa built by MacTaggart & Mickel, located within the popular and successful Castle Farm development, only a short distance to first class East Renfrewshire schooling, shops and nearby transport links.

The property has been upgraded and well maintained by the present owners and extends to around 1450 Sqft (135 Sqm), well designed for family living and comprises:

Ground Floor: A welcoming reception hall with storage and a guest WC. Bright and spacious sitting room with fireplace. French doors open to the dining room. The conservatory enjoys aspects over the enclosed rear garden. Well appointed modern kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces. Bedroom four is located to the front and has an ensuite shower room.

First Floor: Upper landing with storage, affording access to three bedrooms. Bedroom one has an attractive ensuite shower room and fitted wardrobe. Bedroom two, overlooks the rear and has fitted wardrobe. Bedroom three, enjoys tree lined aspects to the rear. The wardrobes in bedroom one and bedroom three are by Hammonds and have the balance of a 10 year warranty. An attractive house bathroom completes the accommodation.

The property is further complemented by gas central heating and double glazing. A double width driveway provides off street parking.

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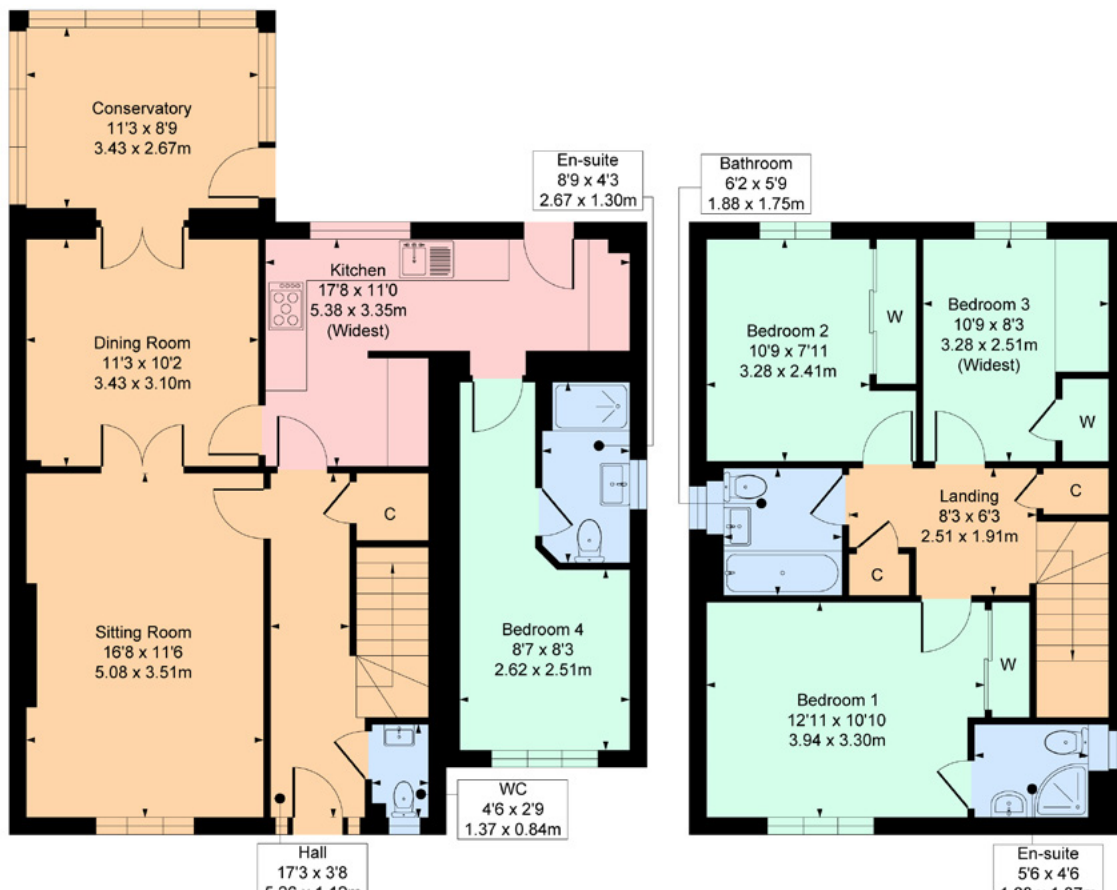






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Approximate Gross Internal Area 1449 sq ft - 134.61 sq m



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 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

3350