



**34 Cheviot Drive, Newton Mearns G77 5AS**

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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, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Cheviot Drive 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 Ninians High Schools.









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## Property Description

A particularly spacious and upgraded extended five bedroom detached bungalow, set within this popular residential pocket of Newton Mearns, close to local shops, popular East Renfrewshire Schools and nearby transport links.

Internally, this family home has been upgraded and well maintained by the present owners and extends to around 1676 Sqft (166 Sqm) and affords a very flexible layout arranged over two levels. At present the accommodation comprises

**Ground Floor:** Entrance vestibule. Welcoming reception hall with staircase to upper floor. Generous bay window sitting room with a feature fireplace, overlooking the front of the property. Family room overlooking the rear gardens, in turn priding access to the utility room, with door to garden. Well appointed refitted kitchen fitted with a range of floor and wall mounted units, on an open plan arrangement to dining room. French doors with patio doors opening to terrace and gardens. Bedroom one has a bay window and overlooks the front of the property. Refitted house bathroom.

**First Floor:** Upper landing with storage. Bedroom two. Bedroom three. Inner hall leading to bedroom four and bedroom five/home office. An attractively refitted shower room series the upper four bedrooms and completes the accommodation.

The property benefits from gas central heating and double glazing. Well kept and private garden, enclosed at rear grounds.

There is a driveway providing off street and leads to an integral garage, with a mezzanine area providing great additional storage.

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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

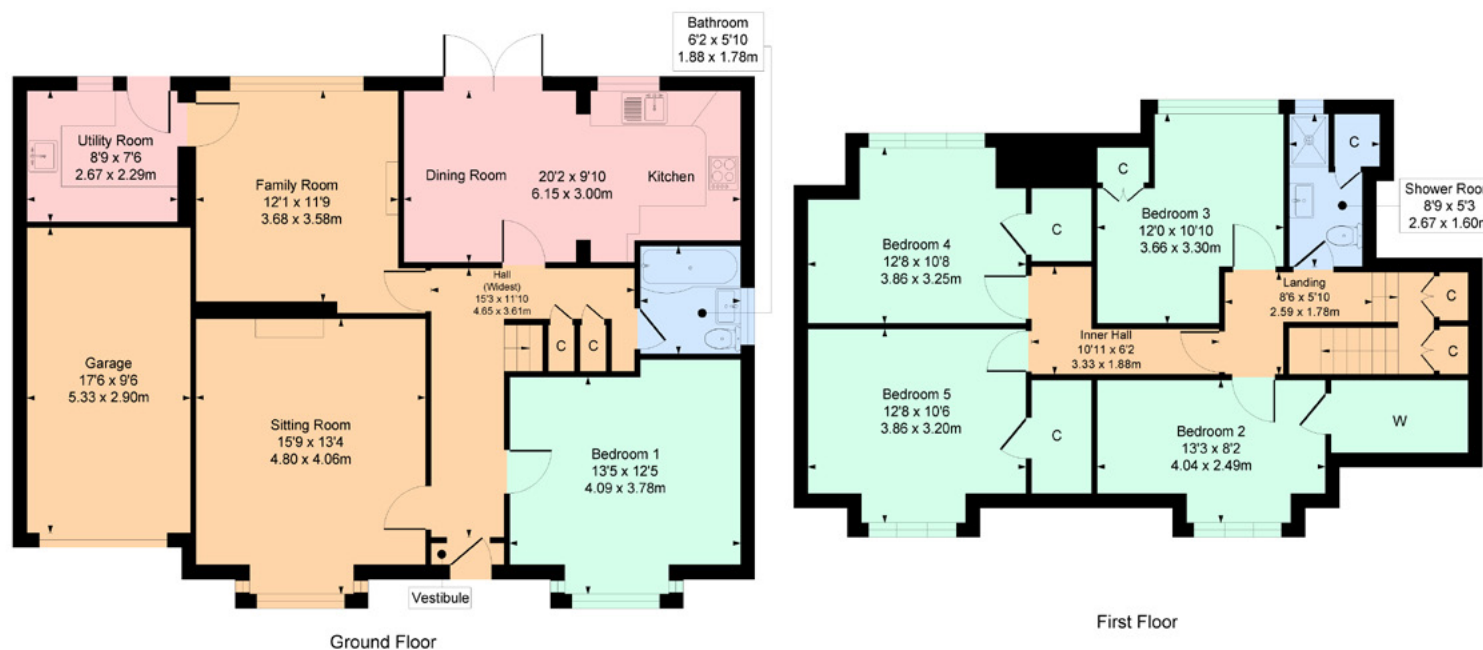
East Renfrewshire Council  
Council headquarters  
Eastwood Park  
Rouken Glen Road  
Giffnock G46 6UG  
Tel: (0141) 577 3000

### Property Reference

3064

## 34 Cheviot Drive, Newton Mearns

Approximate Gross Internal Area  
Main House 1676 sq ft - 155.70 sq m  
Garage 166 sq ft - 15.42 sq m  
Total 1842 sq ft - 171.12 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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G78 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



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