



65 Lambie Crescent, Newton Mearns, G77 6JU

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Situation

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, Eastwood High School and St. Ninian's High School.

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.

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 and Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants.

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

A spacious and well presented extended three bedroom semi-detached villa, located within this popular pocket of Newton Mearns close to local amenities, transport links and favoured East Renfrewshire schooling.

This spacious home enjoys an open tree lined recreational area to the front and benefits from a front and two storey rear extension.

The stylish accommodation is formed over two levels and comprises:

Ground Floor: An impressive and spacious sitting/dining room, overlooking the front garden. Staircase to upper floor. Well appointed kitchen with a full complement of floor and wall mounted cabinets, island unit and complementary worktop surfaces, complete with a modern Rangemaster cooker.

First Floor: Upper landing. Bedroom one has a fitted wardrobe and open tree lined outlook to front. Bedroom two and bedroom three, overlook the rear garden. The attractively refitted house bathroom, with underfloor heating and separate walk-in shower enclosure completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well kept and private gardens, enclosed to the rear, enjoy a sunny southerly orientation.

To the rear of the property, access by a service lane is a detached double garage. The original double garage has been portioned into three sections; a useful home office, studio/games room and a large garage store. A monobloc driveway to the front of the property provides off street parking together with a recently installed electric car charger.

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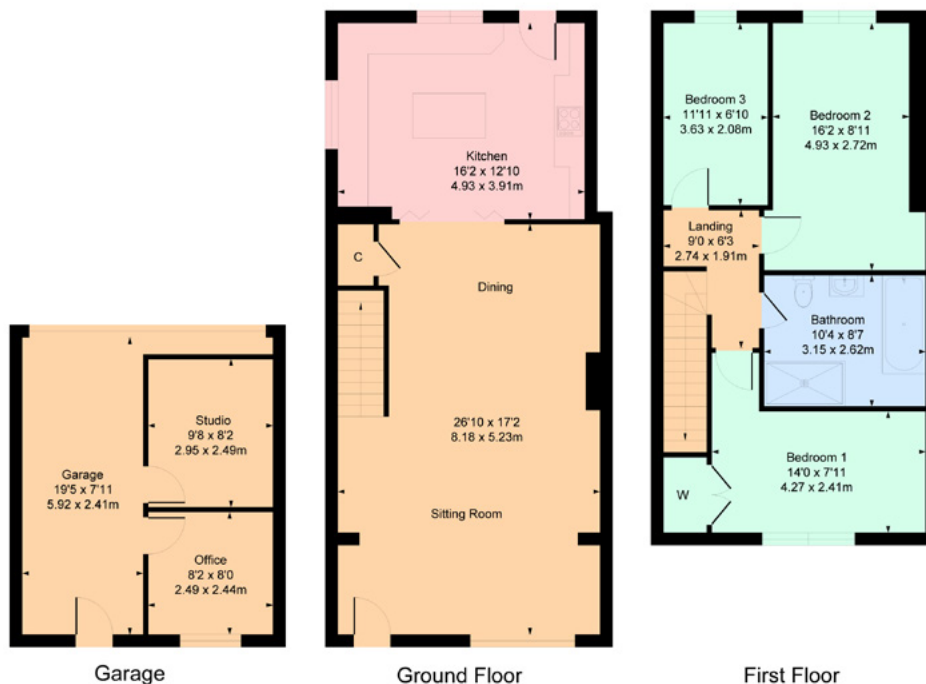






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Approximate Gross Internal Area
Main House - 1232 sq ft - 114.45 sq m
Garage Total Size - 319 sq ft - 29.63 sq m
Total - 1551 sq ft - 144.08 sq m



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 C

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

3353

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