



1 Paidmyre Road, Newton Mearns G77 5AN

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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. Paidmyre Road 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

Seldom available, an extended four apartment traditional style detached bungalow, requiring upgrading, located within this sought after pocket of Newton Mearns close to local amenities, shops and transport links.

The property now requires modernisation and upgrading and provides flexible all on the level accommodation comprising:

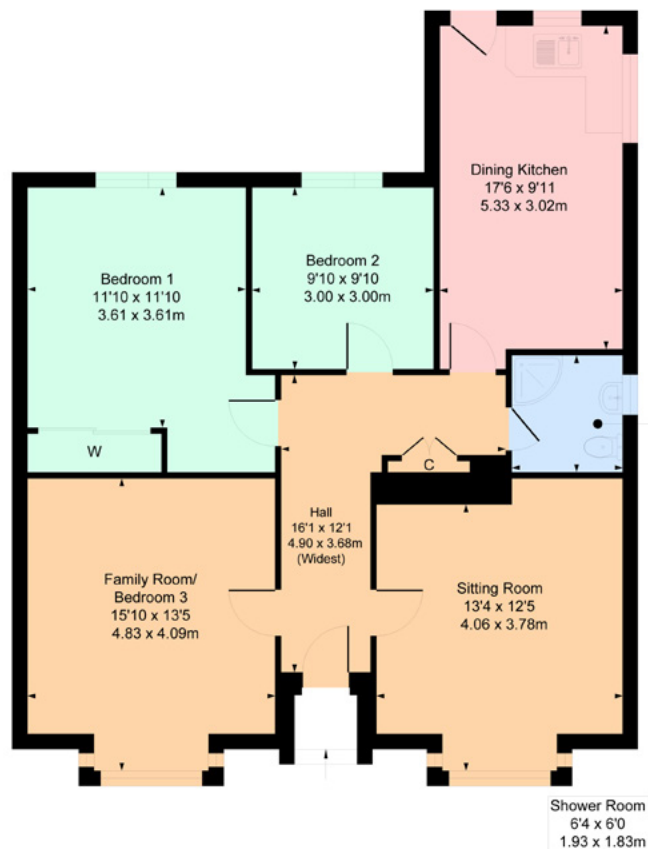
Reception hallway with storage. Generous bay window sitting room overlooking the front. Bay window family room/bedroom three. Dining kitchen. Two further bedrooms. The house shower room completes the accommodation.

The property benefits from gas central heating and double glazing. Loft providing additional storage. Driveway provides off street parking and leads to a detached single garage.

Generally level garden grounds, which would allow further development, subject to the relevant consents.

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Approximate Gross Internal Area = 1047 sq ft - 97.26 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 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

3325