



**41 Mallots View, Newton Mearns G77 6FD**

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## Situation

Mallots View is positioned just off Hunter Drive, yet only a short distance to Mearns Cross and The Avenue Shopping Centre.

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.

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 The Greenlaw Retail Park includes Waitrose, Aldi and Tesco Metro.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, and 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, an upgraded and well presented four bedroom detached villa situated within this popular and established modern development, built by MacTaggart & Mickel, close to Mearns Cross and popular East Renfrewshire Schooling (less than 5 minutes walking distance from Mearns Primary School).

Internally the property provides flexible accommodation formed over two levels, well designed for family living, with a south westerly facing enclosed rear garden.

The accommodation comprises:

**Ground Floor:** Welcoming reception hallway with guest WC and storage. Spacious sitting room with fireplace and French doors opening to the generous conservatory, in turn affording access to the rear garden. Dining room. Well appointed modern kitchen with a range of wall mounted and floor standing units and complementary worktops. Utility room with door to side. Internal courtesy door to garage.

**First Floor:** Upper landing. Bedroom one with fitted wardrobe and ensuite shower room. Bedroom two with fitted wardrobe. Bedroom three with fitted wardrobe. Bedroom four with fitted wardrobe. The house bathroom, with shower over bath, completes the accommodation.

The property is further complemented by double glazing, a new alarm system, gas central heating with replacement boiler (Worcester Bosch warranty until Jan 2033), fresh décor and new carpets.

An upgraded driveway provides off street parking for three cars leads to an integral garage.

Private garden grounds, enclosed to rear garden enjoying a southerly westerly orientation. Garden shed with power, providing extra storage.

Well-kept and landscaped communal gardens surround Mallots View with a designated child play area a short distance away.

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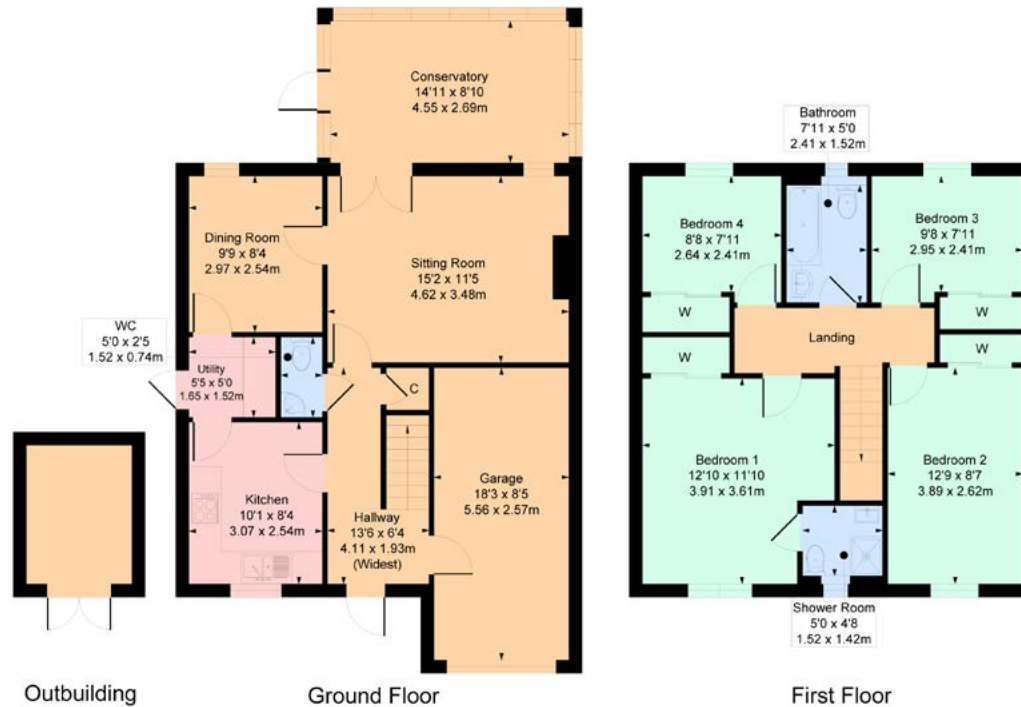
## 41 Mallots View, Newton Mearns

Approximate Gross Internal Area

Main House 1234 sq ft - 114.64 sq m

Garage 154 sq ft - 14.30 sq m

Total 1388 sq ft - 128.94 sq m



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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 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

3294

**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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