



**26 Shawhill Crescent, Red Lion, Newton Mearns G77 5BY**

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## Situation

Red Lion sits on Shawhill Road, just off Eaglesham and only a short distance to The Avenue Shopping Centre. This landscaped cul-de-sac development, built by Mactaggart & Mickel in 2017 hosts a range of luxury executive homes. Its tranquil, leafy location is part of a well-established neighbourhood. But with only seventeen houses, this exclusive pocket of homes forms a select little enclave of its own.

Until 1832 the main coaching path south from Glasgow was via Cathcart, Clarkston Toll and Mearnskirk. Once a stopping place for stagecoaches on this route, the Red Lion Inn stood at the top of the hill on the Old Mearns Road.

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern 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, 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 Mearnskirk Coop, The Avenue Shopping Centre and local shops at the Broom. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants and Silverburn Shopping Centre.

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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A beautifully appointed and generously proportioned five-bedroom, six-public room, four-bathroom detached villa, commanding far reaching views towards Glasgow City Centre, constructed by MacTaggart & Mickel in 2017. This exceptional property is set within attractive landscaped southerly facing gardens and is situated in the highly sought-after Red Lion development, conveniently located close to The Avenue, highly reputable primary and secondary East Renfrewshire schooling and nearby transport links

This Crammond style family home has been thoughtfully upgraded and well maintained by the current owners, offering all the advantages of a modern new-build property.

The flexible and contemporary living space is arranged over two levels, ideally suited for family life, and spans approximately 3,803Sqft (353 Sqm), excluding the integral double garage. The complete accommodation is formed over three levels and comprises:

**Ground Floor:** The ground floor offers an exceptional amount of space, thoughtfully designed to cater to modern family living. The reception hall with a double height ceiling, offers the first glimpse of the grand oak and glass staircase that runs through all three floors. With a separate shower and cloakroom, the ground floor provides flexible accommodation. The games room/home office and the fitness room will keep the family busy for countless hours, but they could also double up as a separate annex for a teenager or older parent.

**First Floor:** On the first floor the commodious living continues. A spacious galleried upper landing, enhanced by a window that allows for plenty of natural light. The generous sitting room leads out to the balcony affording views towards Glasgow City Centre and Campsie Hills beyond. The sitting room and also flows through to the dining room, which with its French doors to the rear southerly facing garden make al fresco dining simple. At the heart

of the home is an impressive open-plan kitchen and sunroom, and dining area. This expansive space enjoys views of and direct access to the rear terrace and garden. The Alno kitchen is both elegant and functional, offering a comprehensive range of wall, base and island units, integrated Neff appliances. A separate utility room provides additional convenience. Completing the first floor is a cloakroom and a guest WC.

**Second Floor:** The galleried landing affords access to five spacious double bedrooms. The principal bedroom has a fabulous view towards Glasgow City Centre and Campsie Hills beyond, dressing room and ensuite bathroom with separate shower. Bedroom two, also has a dressing area and ensuite shower room. While bedrooms three and four have fitted wardrobes and are adjacent to the stunning family bathroom. Bedroom four also commands views over the surrounding area and towards. Bedroom five could double up as a study for home working.

Additional features of the property include gas central heating, solar panels on the roof for improved energy efficiency with battery storage, helping supplement those energy bills, double glazing, and high-quality white sanitaryware from the Laufen range with Porcelanosa tiling.

A particular feature of this fine family home is the generous maturing landscaped garden grounds, providing privacy and shelter, with terraces, enjoying southerly orientation at the rear, ideal for entertaining.

A double width monobloc driveway provides off street parking and leads to a double integral garage with remote control door and EV charging point. External lighting with security and decorative lights. External electric sockets.

For added peace of mind, the property benefits from the balance of the NHBC Guarantee with approximately 2 years remaining.































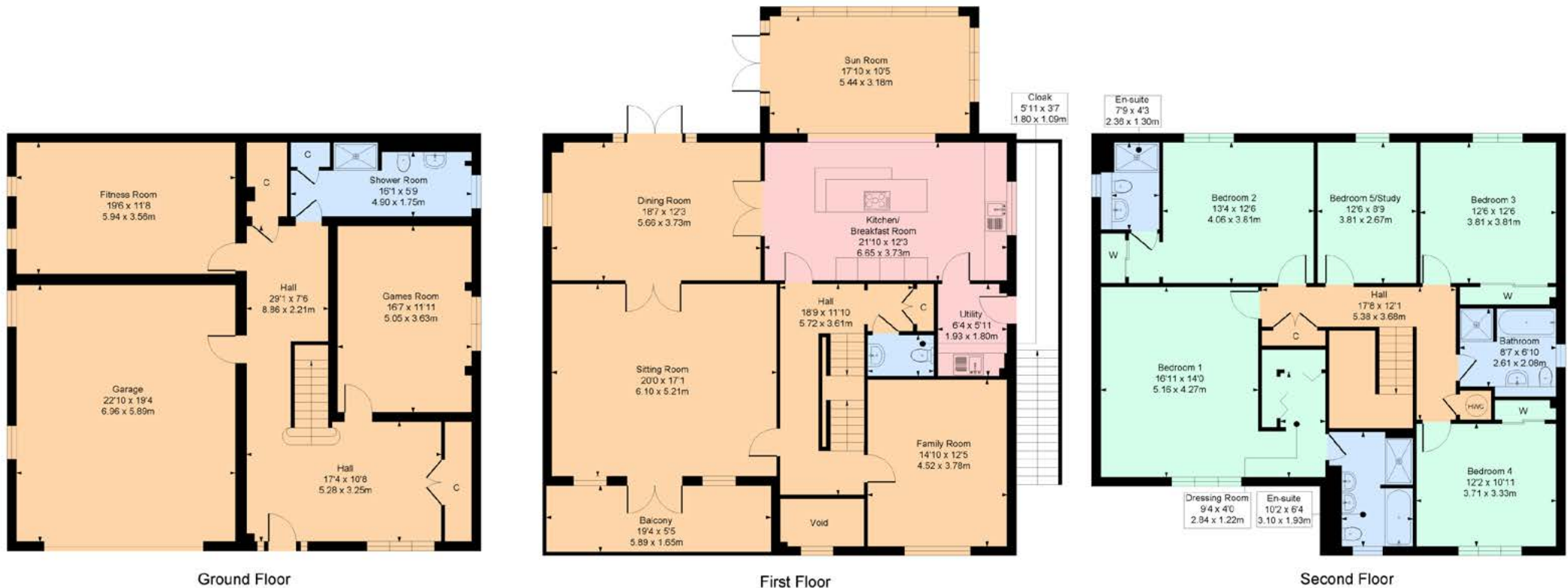




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## 26 Shawhill Crescent, Newton Mearns

Approximate Gross Internal Area  
Main House - 3803 sq ft - 353.31 sq m  
Garage - 445 sq ft - 41.34 sq m  
Total - 4248 sq ft - 394.65 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 H

### Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band A

### 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

3417

