



5 Lady Glen Place, Newton Mearns G77 6WJ

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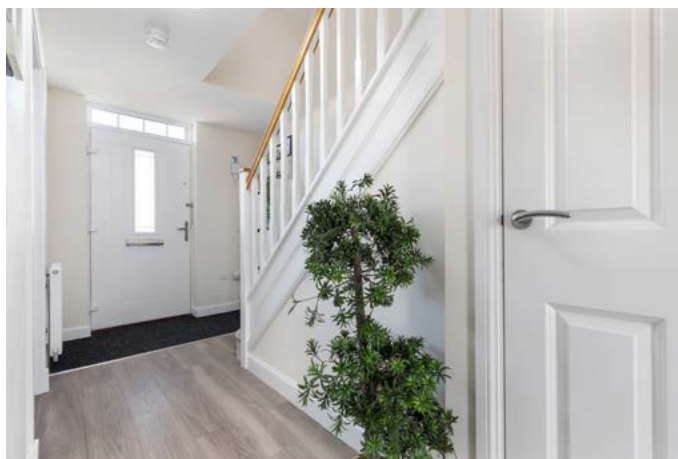
Situation

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, including Eastwood High and St. Ninian's High Schools.

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.

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. Only a short drive away are Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants and Silverburn Shopping Centre.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and Whitecraigs tennis and rugby club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.









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Property Description

An upgraded and well presented four bedroom mid terrace townhouse, built by David Wilson Homes in 2022, located within the popular development, close to Mearns Cross and The Avenue.

The property has been upgraded and well maintained by the present owner. The accommodation is formed over three levels and comprises:

Ground Floor: Welcoming reception hall with guest WC and store cupboard. Well presented sitting /dining room with fabulous feature media and fireplace wall and French doors opening to enclosed south facing rear garden. Well appointed kitchen with a range of wall mounted and floor standing units, integrated appliances, and complementary worktop surfaces.

First Floor: Upper landing with window to front. Bedroom one with fitted wardrobes and enjoying views to the rear of the property. Bedroom two with views to front. Well appointed house bathroom with separate shower enclosure.

Second Floor: Landing with window and eaves storage. Bedrooms three and four have eaves storage. An attractively fitted shower room completes the accommodation.

The property is further complemented by gas central heating and double glazing. Solar panels help supplement the energy bills. Well kept southerly facing garden grounds, enclosed rear garden, providing privacy.

Three allocated parking spaces.

For added peace of mind, the property benefits from the balance of the NHBC Guarantee.

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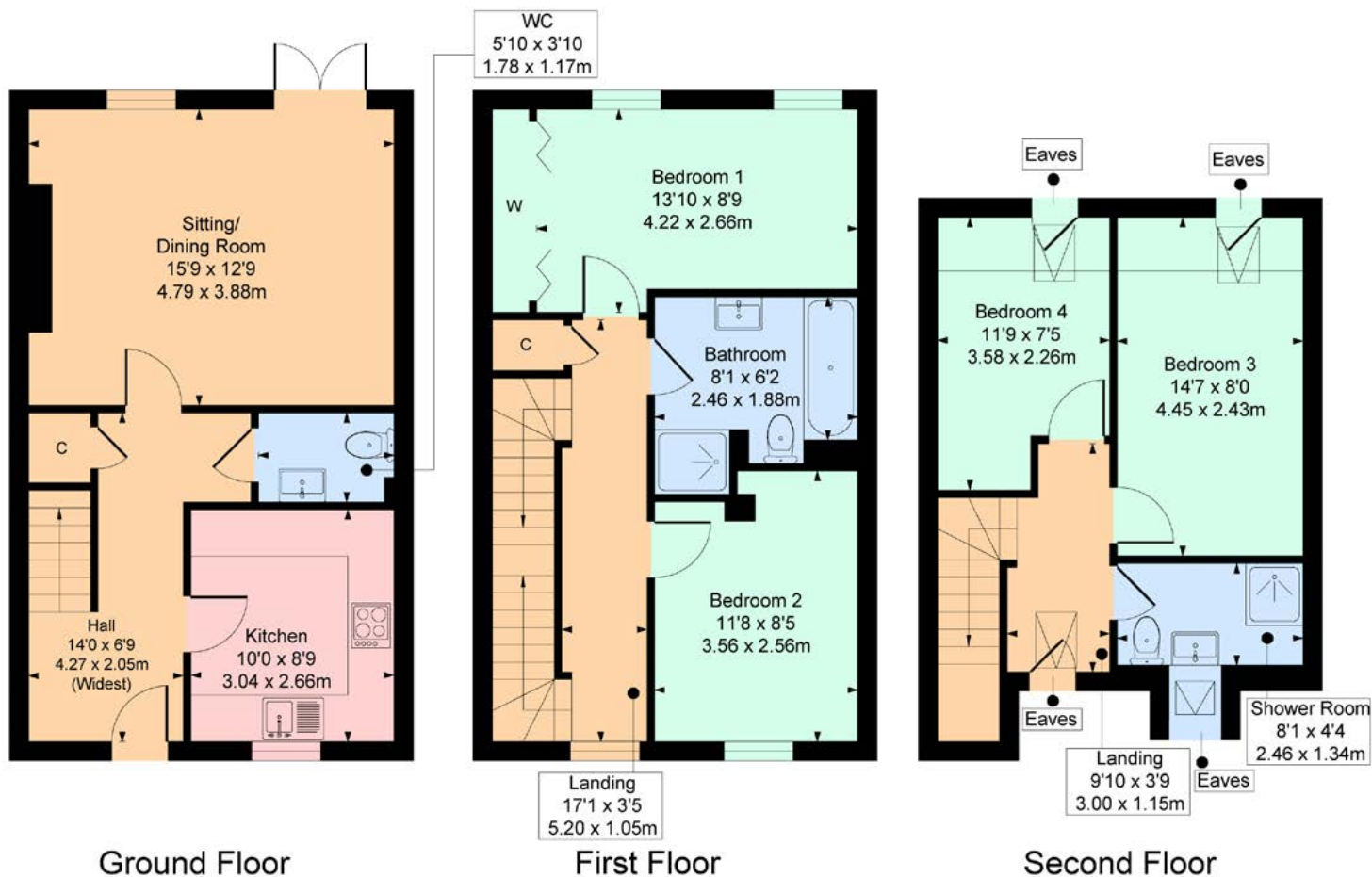






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Approximate Gross Internal Area
1178 sq ft - 109.43 sq m



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 E

Fixtures & Fittings

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

Energy Efficiency Rating

Band B

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

3420