



**28 Sandray Gardens, Maidenhill, Newton Mearns G77 5GX**

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## Situation

Newton Mearns is situated approximately nine miles southwest of Glasgow City Centre and benefits from excellent transport links via the M77, M8, and Glasgow Southern Orbital motorways, providing convenient access to both Glasgow and Prestwick International Airports, each reachable in around 30 minutes.

The Maidenhill development is well served by public transport, with an hourly bus service connecting to Mearns Cross, Westacres Road, Stewarton Road, Patterson Railway Station, Rouken Glen Park, Eastwood Toll, and Whitecraigs Rail Station. Additionally, there are frequent train and bus services to Glasgow, East Kilbride, and the scenic 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, Maidenhill Primary School and Nursery, which is within a five minute walk of the property, St Clare's, 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, library, restaurants, boutique shops and a range of supermarkets. Only a short distance away is The Avenue Shopping Centre. The Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants and Silverburn Shopping Centre are only a short drive from the property.

The area offers a wide range of sports and recreational facilities, including David Lloyd Rouken Glen, Parklands Country Club, and several prestigious golf clubs such as Cathcart, Williamwood, and Whitecraigs, along with Whitecraigs Tennis Club. East Renfrewshire Council also provides excellent sports and leisure amenities at Eastwood Toll. For outdoor enthusiasts, the award-winning Rouken Glen Park, named the UK's Best Park in 2016, is located nearby and features scenic woodland walking trails, an extensive adventure play area, a skate park, five-a-side football pitches, and a boating pond.

















## Property Description

A well presented and upgraded four bedroom/three public room detached villa constructed by Taylor Wimpey in 2020.

This family home is set within attractive professional landscaped gardens and is situated in the highly sought-after Westfield Gardens Maidenhill development, conveniently located near renowned East Renfrewshire schools.

This Stewart style 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 1,822 Sq ft (169 Sq m).

The complete accommodation comprises:

**Ground Floor:** Welcoming reception hall with guest WC and staircase to upper floor. Well presented sitting room overlooking the landscaped garden grounds. Separate dining room, positioned to the front. Family/playroom provides extra and versatile reception space. Well appointed upgraded dining kitchen fitted with a range of wall mounted and floor standing units, complementary worktop surfaces, plinth lights and integrated appliances. The kitchen, in turn provides access to the patio and rear garden via French doors. Separate utility/cloakroom.

**First Floor:** Upper landing affords access to four double bedrooms. Generous principal bedroom with two walk in wardrobes and an attractive ensuite shower room. Bedrooms two and bedroom three, overlook the tree lined rear gardens and a share and Jack and Jill style ensuite shower room. Bedroom four overlooks the front. The house bathroom with separate shower enclosure completes the accommodation.

The property is further complemented by CCTV, gas central heating, double glazing and solar panels on the roof for improved energy efficiency with battery storage, help supplement those energy bills.

A particular feature of this home is the professionally landscaped generous garden grounds. Well tended landscaped sunny gardens, providing privacy and shelter, ideal for entertaining, backing onto mature trees. The rear garden is enclosed with a central artificial lawn, bordered by flagstone paving, raised flower beds and a composite deck terrace, with glass roof pergola. In addition, there is lighting and a garden shed, providing extra useful storage.

A driveway with car port provides off street parking for several cars. EV charging point.

For added peace of mind, the property benefits from the balance of the NHBC Guarantee of around 5 years.























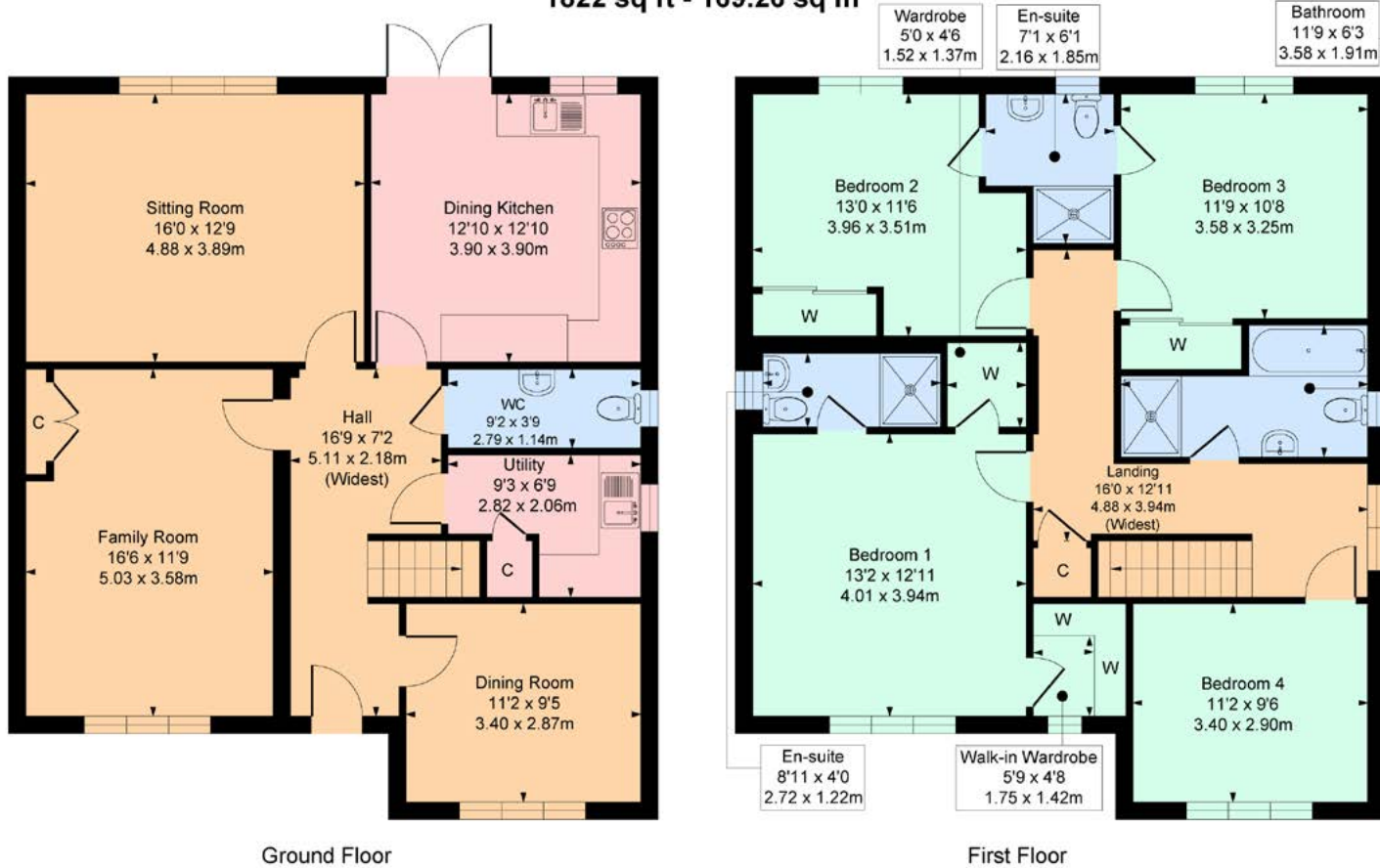




# 28 Sandray Gardens, Maidenhill, Newton Mearns

Approximate Gross Internal Area

1822 sq ft - 169.26 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 G

## 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

3424

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