



30 Balgray Road, Newton Mearns, G77 6PB

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Situation

Balgray Road is positioned just off Barrhead Road and is well placed for local amenities within the surrounding district.

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. Patterson Train Station is a short distance away.

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 distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

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.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.









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Property Description

A well presented three bedroom semi detached villa, conveniently located for local amenities in the surrounding area and excellent East Renfrewshire schooling.

The property provides accommodation, formed over two levels and comprises:

Ground Floor: Entrance porch affords access to the reception hallway with stairwell to upper level. Bright and spacious lounge. Open plan to dining room. Kitchen with a range of floor and wall mounted cabinets and complementary worktop surfaces. Door to rear garden.

First Floor: Upper landing giving access to three bedrooms and house bathroom.

The property is further complemented by gas central heating and double glazing.

A driveway provides off street parking and leads to a single garage.

Private corner garden grounds.

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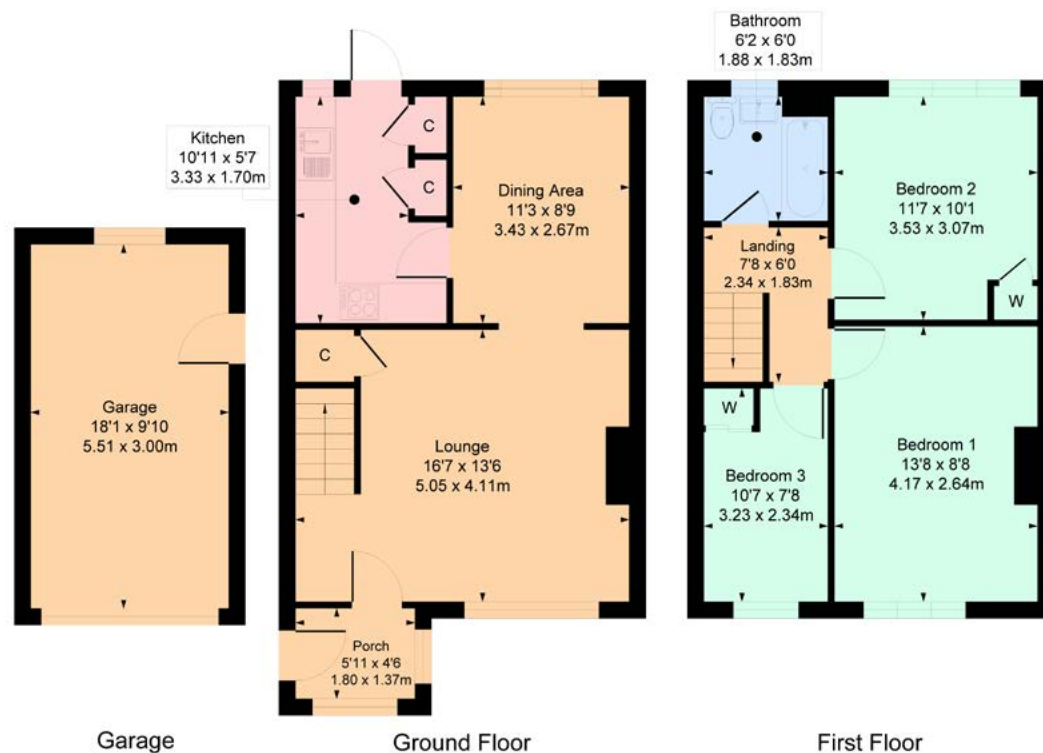
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Approximate Gross Internal Area

Main House : 860 sq ft - 79.99 sq m

Garage : 178 sq ft - 16.54 sq m

Total : 1038 sq ft - 96.43 sq m



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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 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

3427

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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