



2 Maybole Crescent, Newton Mearns G77 5SY

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Situation

A hugely popular suburb, 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 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 Co-op on Broom Road East, Broomburn Park and local shops at the Broom, The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro.

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

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools. The property is within walking distance to Kirkhill Primary School, St. Clare's Primary School and Mearns Castle High School.











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Property Description

An upgraded and well presented three bedroom, MacTaggart & Mickel semi detached villa, positioned within corner gardens, set within this popular residential pocket of Newton Mearns, close to Mearns Castle High School and only a short walk to local shops at the Broom and nearby transport links on Mearns Road.

The property has been upgraded and well maintained by the present owner and provides flexible accommodation formed over two levels, comprising:

Ground Floor: Entrance vestibule. Well presented and spacious sitting room with staircase leading to upper floor, overlooking the front of the property. Under stairs storage cupboard. Open to the dining room with French doors opening to enclosed rear garden. Well appointed kitchen with a range of wall mounted and floor standing units and complementary worktops.

First Floor: Upper landing with storage cupboard. Bedroom one with fitted wardrobe. Bedroom two with fitted wardrobe. Bedroom three with storage cupboard. The attractively refitted house bathroom with separate shower enclosure, completes the accommodation.

The property is further complemented by gas central heating, double glazing and well kept private corner gardens, enclosed to the rear, enjoying a sunny southerly orientation.

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





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Approximate Gross Internal Area

Main House 961 sq ft - 89.27 sq m

Garage 182 sq ft - 16.90 sq m

Total 1143 sq ft - 106.17 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 D

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

3457