



12 Evie Wynd, Maidenhill, Newton Mearns G77 5GR

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

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.













Nicol Estate Agents

Property Description

A well presented and upgraded four bedroom/three public room detached villa built by Cala Homes.

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

This Blair 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 extends to approximately 1517 sq ft (140.93 sq m).

The complete accommodation comprises:

Ground Floor: Welcoming reception hall with guest WC. Well presented sitting room. Family room. The dining room is on an open plan arrangement to the kitchen. Well appointed combined kitchen and dining room. The kitchen fitted with a range of wall mounted and floor standing units, Silestone worktop surfaces, integrated appliances. Separate utility room with access to rear garden. The dining room in turn provides access via bi-folding doors to the patio and rear garden.

First Floor: Upper landing. Principal bedroom with fitted wardrobes and an attractive ensuite shower room. Bedroom two with fitted wardrobes and an ensuite shower room. Bedroom three and bedroom four, both with fitted wardrobe space. The house bathroom completes the accommodation.

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

Well tended landscaped gardens, providing privacy and shelter, with a patio area ideal for entertaining. A driveway provides ample off street parking. The detached garage has been converted into a sunroom/studio providing a flexible, multi functional space.

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

www.nicolestateagents.co.uk











12 Evie Wynd, Newton Mearns

Approximate Gross Internal Area
Main House 1517 sq ft - 140.93 sq m
Outbuilding 153 sq ft - 14.21 sq m
Total 1670 sq ft - 155.14 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.



Nicol Estate Agents

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 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

3469