



2 Monkton Gardens, Newton Mearns G77 5HW

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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

Seldom available, a well presented Two bedroom semi-detached villa, set within well kept garden grounds, built by MacTaggart & Mickel, located within this popular residential pocket of Newton Mearns, and only a short distance to local shops, Broom Park and nearby transport links.

The accommodation comprises:

Entrance vestibule. Bright and spacious sitting/ dining room overlooking the front of the property, on an open plan arrangement to the kitchen. Well-appointed kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. In turn access to conservatory upgraded with tiled roofing and insulated ceiling, with views overlooking the back garden. Double bedroom with fitted wardrobes overlooking the front garden. Bedroom two to rear and an attractive bathroom with three piece suite completes the accommodation

The property is further complemented by gas central heating and double glazing. Well kept landscaped garden grounds

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



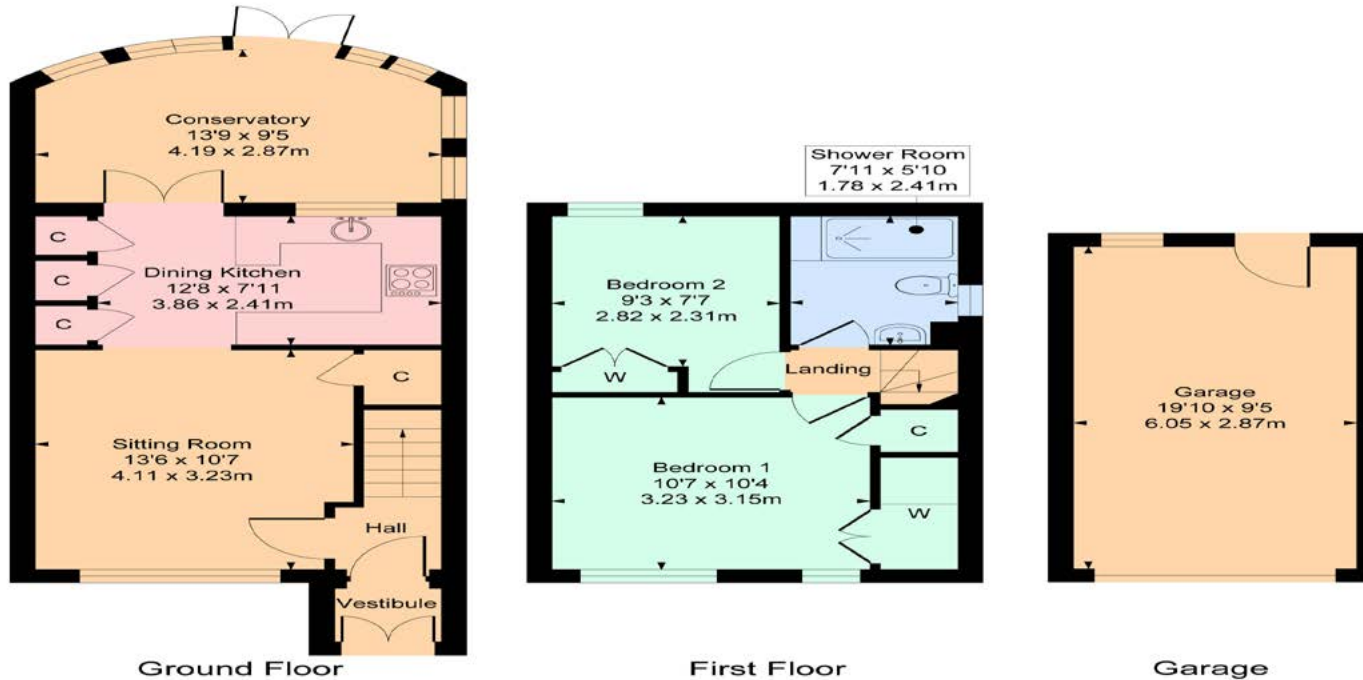
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Approximate Gross Internal Area
Main House = 731 sq ft - 67.91 sq m
Garages = 187 sq ft - 17.37 sq m
Total = 918 sq ft - 85.28 sq m



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

3473