



6 Castleton Grove, Newton Mearns G77 5LH

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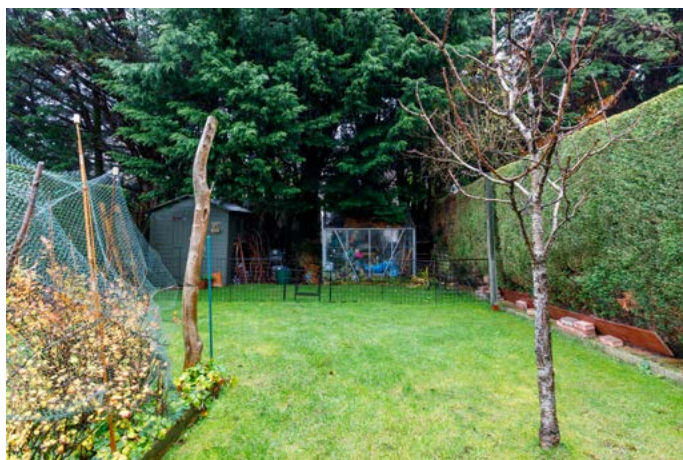
Situation

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 Kirkhill, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

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.

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 and The Greenlaw Retail Park with Waitrose and Tesco Metro. Broomburn Park and local shops at the Broom are both just a short walk away.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs and Whitecraigs tennis club as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.









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Property Description

A well presented and extended four bedroom semi detached villa, located within this sought after residential enclave of Newton Mearns, close to local shops and highly regarded East Renfrewshire Schooling.

The property provides flexible accommodation, well designed for family living, and comprises:

Ground Floor: Entrance vestibule. Welcoming hallway. Bright sitting room with a feature fireplace and enjoying lovely aspects over the front garden. Dining room, open plan to family room with patio doors opening to garden. Well appointed dining kitchen with a full complement of wall mounted and floor standing units and complementary worktop surfaces.

First Floor: Upper landing affording access to all four bedrooms. Principal bedroom with an ensuite shower. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes. Bedroom four with cupboard space. The house bathroom completes the overall accommodation.

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

Well-tended garden grounds, enclosed garden to the rear of the property, with a terrace, ideal for entertaining.

There is a driveway to the front of the property providing off street parking. Useful studio/ former integral garage with additional store.

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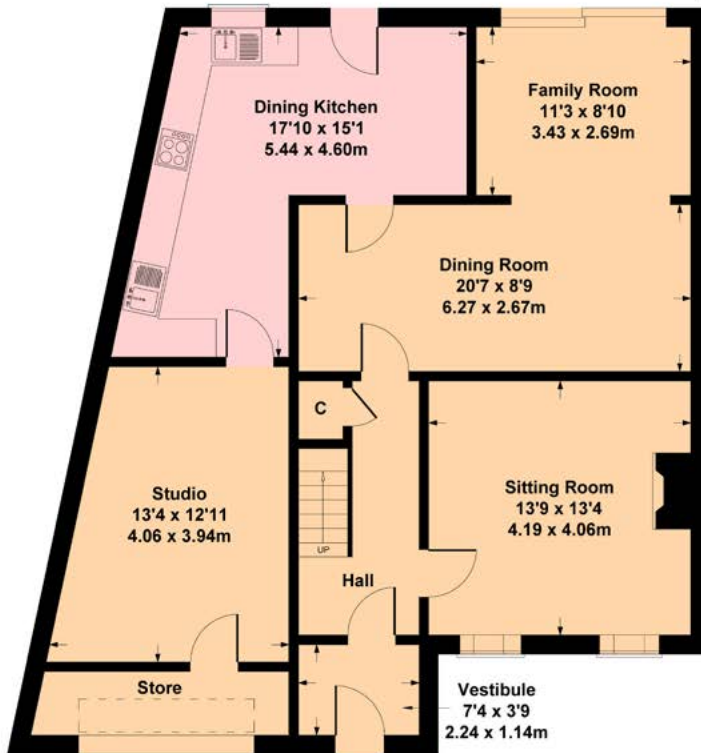




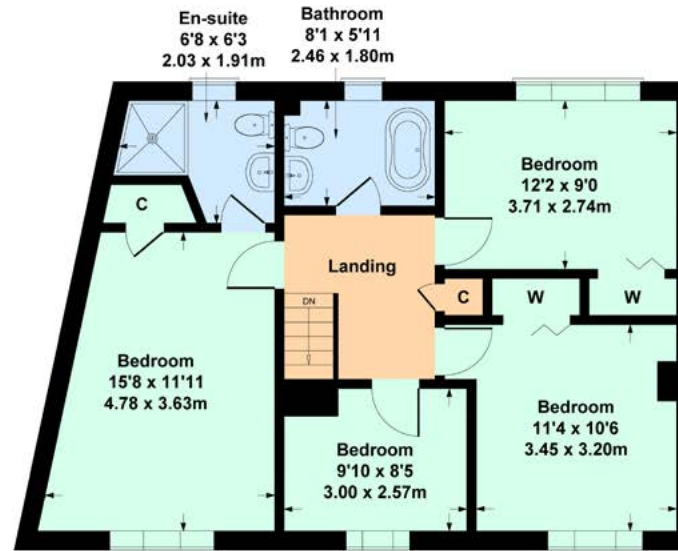


6 Castleton Grove, Newton Mearn

Approximate Gross Internal Area
1769 sq ft - 164 sq m



GROUND FLOOR



FIRST FLOOR

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 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

3496