



37 Aldton Park, Castle Grove, Newton Mearns G77 5US

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Located approximately 9 miles from Glasgow City Centre, Newton Mearns is a welcoming, family friendly suburb, with a fantastic, lively and inclusive community. Commuter routes are served by the M77, M8 and Glasgow Southern 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 Co-op on Broom Road East, The Avenue Shopping Centre, The Greenlaw Retail Park includes Waitrose and Tesco Metro. Broomburn Park and local shops at the Broom are both just a short distance away.

If you choose to live in Newton Mearns, you will have access to some of Scotland's highest attaining primary and secondary schools. This property is an easy walk to Kirkhill, St Clare's and Calderwood Lodge Primary Schools, and Mearns Castle High Schools.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Williamwood, Whitecraigs Cathcart 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, the farm walk at Greenbank Gardens and 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.







Nicol Estate Agents

Seldom available, a beautifully presented and upgraded four bedroom detached villa, built by MacTaggart & Mickel in 2017 and occupying a desirable position within the popular and highly regarded Castle Grove development. The property is ideally placed for first-class local schooling, shops and excellent transport links on nearby Broom Road East and Mearns Road.

The Miller house style extends to approximately 1,969 Sqft (182 Sqm) and offers spacious, flexible, and well-appointed accommodation arranged over two levels, thoughtfully designed for modern family living.

The accommodation comprises:

Ground Floor: Welcoming reception hallway with useful storage and a guest WC with integrated storage. Bright and spacious dual-aspect sitting room, with large oak sliding doors opening through to the impressive, combined dining room and kitchen, creating an excellent space for everyday family living and entertaining. French doors provide direct access to the southerly facing rear garden. The well-appointed kitchen is fitted with a comprehensive range of wall-mounted and floor-standing units, complemented by quality worktop surfaces, a breakfasting bar, and a range of integrated appliances, together with a Quooker tap. The kitchen also provides access to a separate utility room, which in turn affords direct access to the integral garage.

First Floor: Generous upper landing with excellent storage, providing access to four double bedrooms. The principal bedroom benefits from a dressing room and an attractive ensuite shower room. Bedroom two also features an ensuite shower room and fitted wardrobe. Bedroom three, currently utilised as a home office and dressing room, benefits from extensive fitted wardrobes, while bedroom four also has fitted wardrobe space. A well-appointed house bathroom, incorporating a separate shower enclosure, completes the accommodation.

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

Externally, the well-maintained landscaped gardens are a particular feature of the home. The enclosed rear garden enjoys a desirable southerly orientation and provides an attractive setting for outdoor entertaining and family enjoyment.

A private driveway provides off-street parking and leads to the integral garage, which is fitted with a remote-controlled door. An EV charging point has also been installed for added convenience.

For additional peace of mind, the property benefits from the remaining balance of the NHBC Guarantee.















37 Aldton Park, Newton Mearns

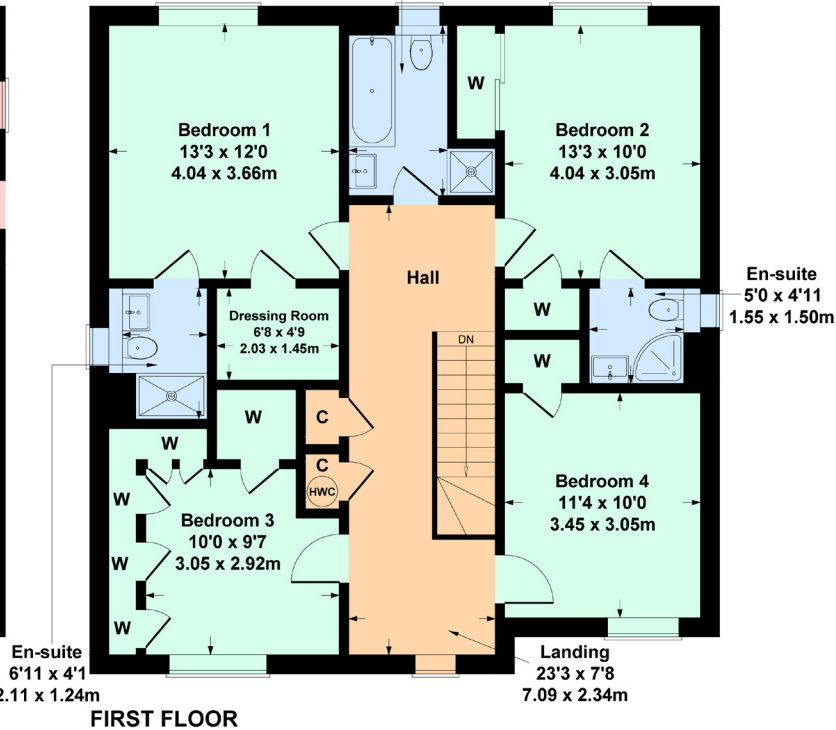
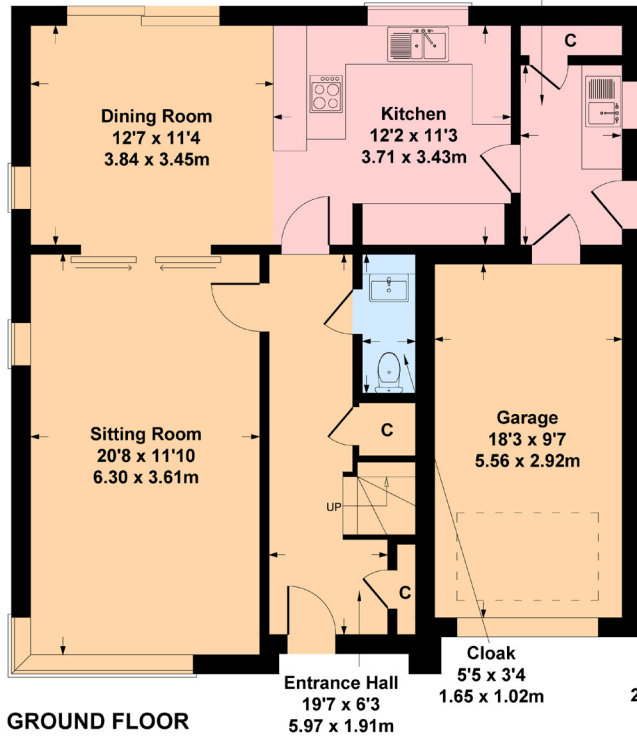
Approximate Gross Internal Area
Main House - 1733 sq ft - 161 sq m

Garage - 177 sq ft - 16 sq m

Total - 1910 sq ft - 177 sq m

Utility
9'2 x 5'3
2.79 x 1.60m

Bathroom
8'1 x 4'11
2.46 x 1.50m



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 B

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

3657