



26 Alloway Drive, Newton Mearns, G77 5TG

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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, Calderwood, St. Clare's Primary School and Mearns Castle High School.







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Property Description

An upgraded and well presented three bedroom semi detached villa located within continually popular development close to Mearns Castle High School and local shops and Transport links.

The property has been upgraded and well maintained by the present owner. The complete accommodation comprises:

Ground Floor: Entrance vestibule. Bright and spacious sitting room. open plan dining room with patio doors to rear garden, well appointed kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Well appointed kitchen, open plan to dining. The kitchen has been refitted and offers a range of floor and wall mounted cabinets and complementary worktops. Patio doors open to a southerly facing rear garage.

First Floor: Upper landing with storage. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Bedroom three, located to the rear, has a storage cupboard. An attractively refitted shower room completes the accommodation.

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

Well tended landscaped level gardens, enclosed to rear, enjoying a southerly orientation

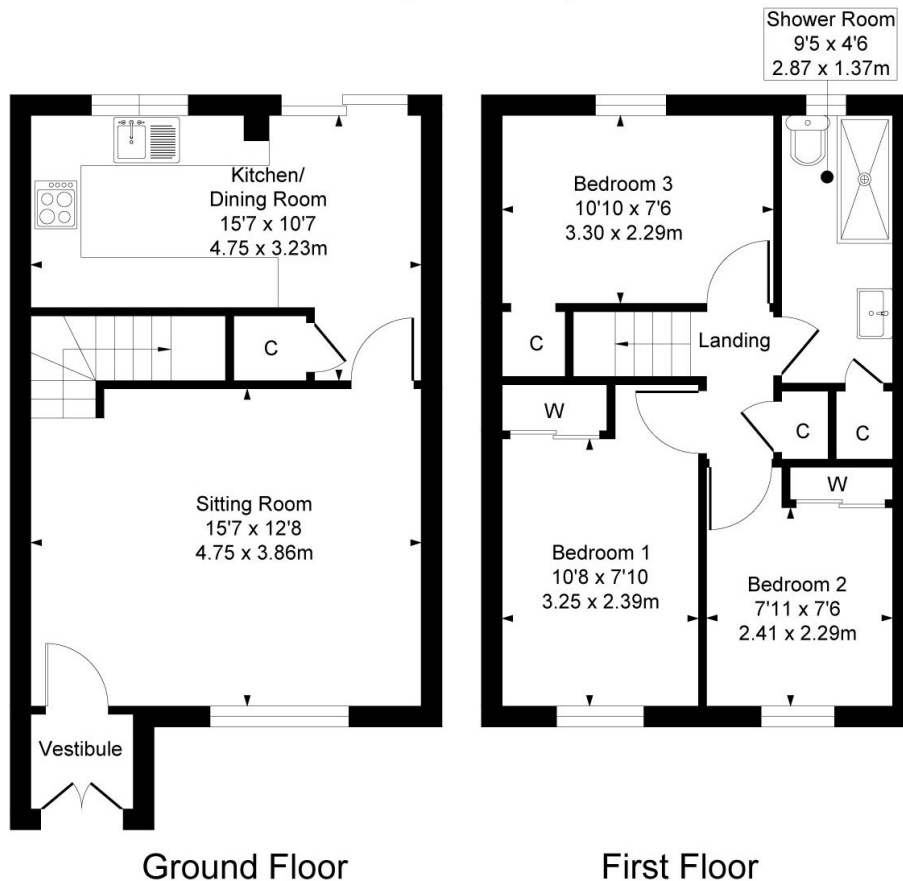
A driveway leads to a single garage and provides off street parking.

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26 Alloway Drive, Newton Mearns
Approximate Gross Internal Area
752 sq ft - 69.86 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

tbc