



81 Mallots View, Newton Mearns G77 6FD

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Situation

Mallots View is positioned just off Hunter Drive, yet only a short distance to Mearns Cross and The Avenue Shopping Centre.

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.

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 includes Waitrose, Aldi and Tesco Metro.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling 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

Seldom available, a well presented four bedroom detached villa, positioned within a generous garden, situated within this popular and established modern development, built by MacTaggart & Mickel, close to Mearns Cross and popular East Renfrewshire Schooling.

Internally the property provides flexible accommodation formed over two levels, well designed for family living. The accommodation comprises:

Ground Floor: Welcoming reception hallway with guest WC. Spacious sitting room with French doors opening the garden. Dining room. Modern kitchen with a range of wall mounted and floor standing units and complementary worktops. Utility area with door to side.

First Floor: Upper landing. Bedroom one with fitted wardrobe and ensuite shower. Bedroom two with fitted wardrobe. Bedroom three with fitted wardrobe. Bedroom four with fitted wardrobe. Bedrooms three and four are located to the rear and enjoy views over the surrounding area and beyond. The house bathroom, with shower over bath, completes the accommodation.

The property is further complemented by gas central heating and double glazing. All white goods to be included in the sale.

A driveway provides off street parking leading to an integral single garage, which could be converted to provided additional accommodation, subject to the relevant consents.

Generous, broad, private garden, enclosed to rear garden with views over woodland and surrounding area.

Well-kept and landscaped communal gardens surround Mallo's View with a designated child play area a short distance away.



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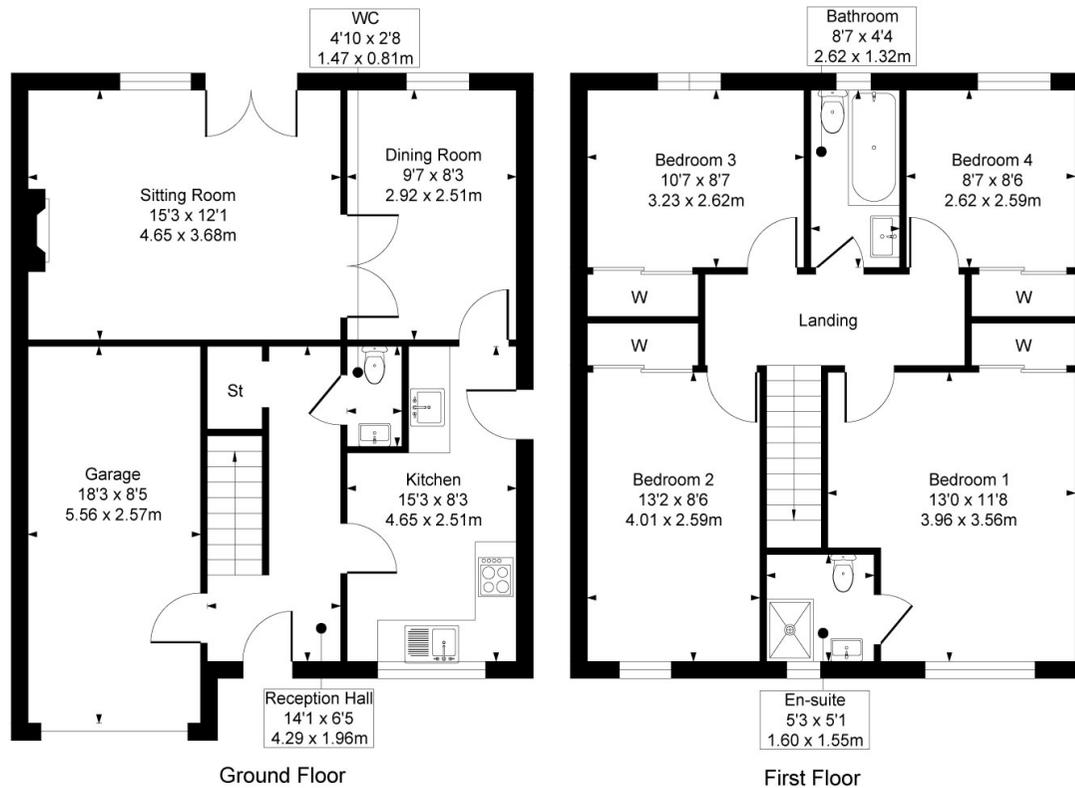






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Approximate Gross Internal Area
Main House 1182 sq ft - 109.81 sq m
Garage 154 sq ft - 14.30 sq m
Main House 1336 sq ft - 124.11 sq m



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 F

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

3536

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