



7 Drummond Way, Newton Mearns

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Situation

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. Patterson Train Station is a short distance away.

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. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn Shopping Centre is only a short drive from the property.

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 Eastwood High and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.







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Property Description

An upgraded and well presented three bedroom semi-detached villa, set within this popular modern development close to local amenities, The Avenue, transport links and favoured East Renfrewshire schooling.

The accommodation has been upgraded and well maintained by the present owners and is formed over two levels.

Ground Floor: Entrance hall with Guest WC and storage. Bright and spacious sitting/dining room with feature fireplace and French doors opening to the southerly facing rear garden. Well appointed modern kitchen with a full complement of floor and wall mounted cabinets and complementary worktop surfaces.

First Floor: Upper landing. Principal bedroom with fitted wardrobes. Bedroom two. Bedroom three offers added flexibility as a home office or third bedroom. The attractive family bathroom, completes the overall accommodation.

Well kept gardens to the front and rear of the property. Southerly orientation at rear.

The property is further benefited from gas central heating with a replacement boiler, double glazing and a driveway provides off street parking

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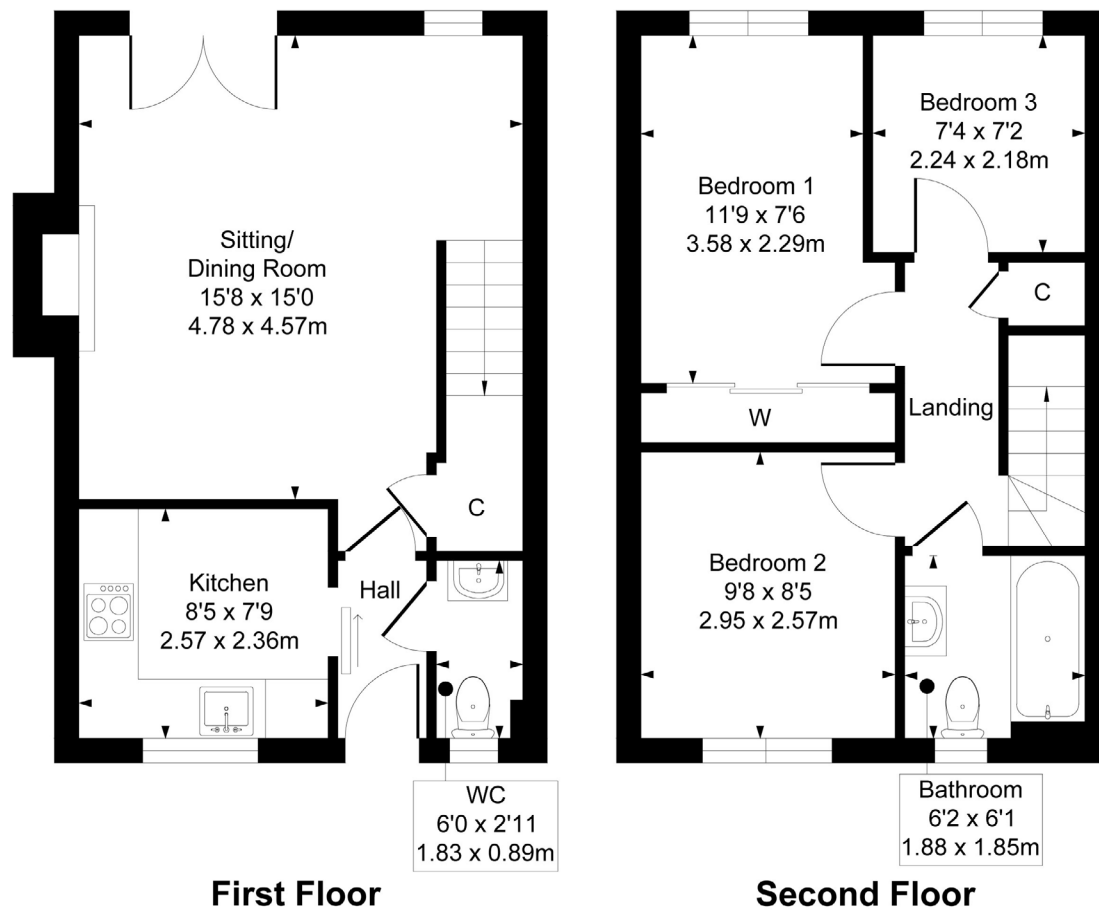




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Approximate Gross Internal Area

712 sq ft - 66.14 sq m



First Floor

Second 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

3603