



8 Hillcrest Drive, Mearns G77 5HH
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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 Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools. Hillcrest Drive is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

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 Coop 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 walk away.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Williamwood, Whitecraigs and 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, 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 and particularly spacious extended four/ five bedroom detached home, set in generous landscaped gardens. Hillcrest Drive is a quiet, residential cul de sac and enjoys one of the best locations within Newton Mearns, only a short distance to popular East Renfrewshire schooling, shops and nearby transport links on Mearns Road.

This family home has been well maintained and extends to around 2,241 Sqft or 208 Sqm affording well appointed and flexible accommodation formed over two levels, well designed for family living.

Ground Floor: A welcoming entrance vestibule leads into the reception hallway, complete with storage and a staircase to the upper level. The impressive front-facing sitting room flows seamlessly into a generous dining kitchen, creating an ideal space for both everyday living and entertaining. The well-appointed kitchen features a full range of wall and floor-mounted units, complementary worktops, and a bay window overlooking the rear garden. To the rear, a porch provides access to a separate utility room and a substantial family room, enjoying aspects over both the front and rear gardens. The ground floor further benefits from a versatile fourth bedroom, a formal dining room (which could serve as a fifth bedroom if required), and a family bathroom.

First Floor: The upper level comprises a spacious landing with storage, leading to three well-proportioned double bedrooms. The principal bedroom features fitted wardrobes and enjoys far-reaching views over the surrounding district and beyond. Bedroom two is positioned to the side, while bedroom three overlooks the rear garden. A further shower room completes the accommodation.

A particular feature of this home is its expansive, landscaped garden grounds, offering generous lawns and a large terrace, perfect for outdoor entertaining while enjoying elevated views across the surrounding area.

To the front, a substantial horseshoe driveway provides ample off-street parking and leads to a detached double garage.

The property also offers excellent potential for further development or extension, subject to the necessary planning consents.





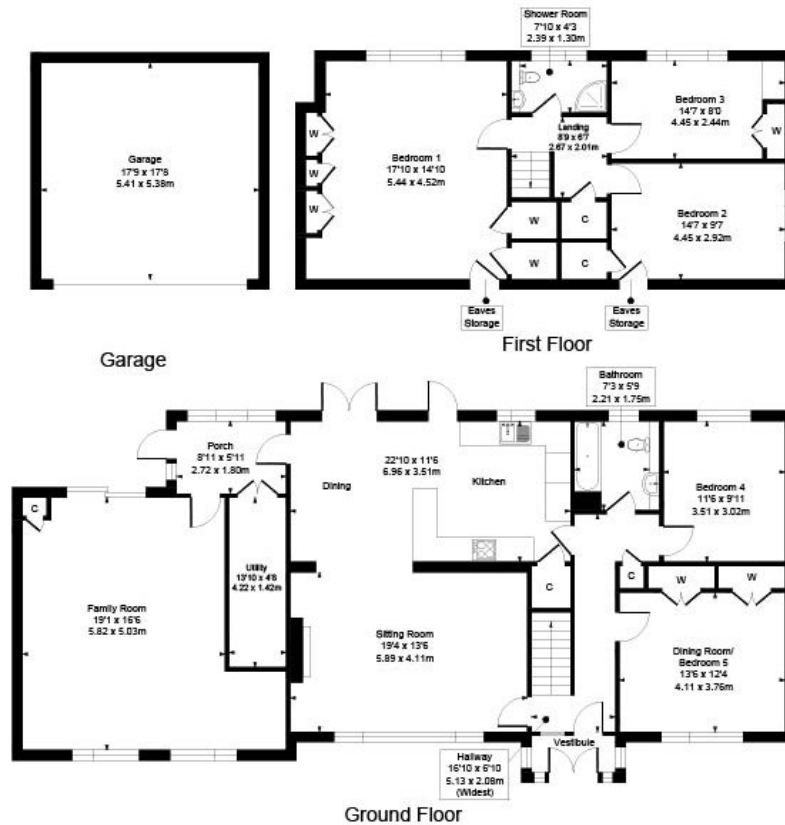






8 Hillcrest Drive, Newton Mearns

Approximate Gross Internal Area
Main House 2241 sq ft - 208.19 sq m
Garage 314 sq ft - 29.17 sq m
Total 2555 sq ft - 237.36 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
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Newton Mearns

Outgoings

East Renfrewshire Council
Band H

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band E

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

3592