



**9 Lilly Place, Newton Mearns G77 6FX**

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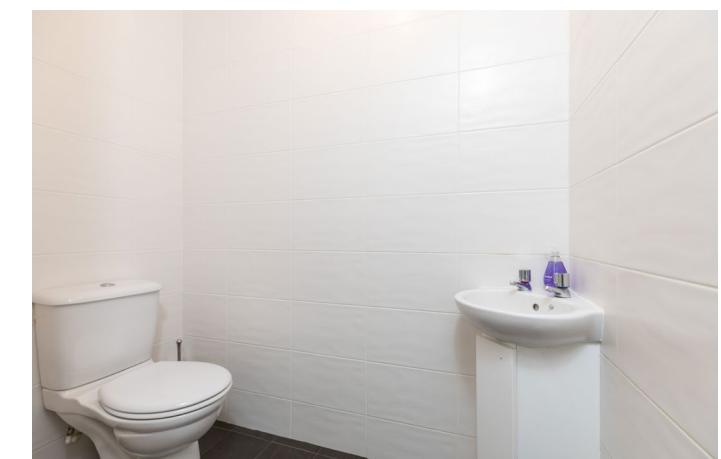
## Situation

Newton Mearns is located approximately 7 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. Patterton Train Station is a short distance away, around a 7-10 minute walk.

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. Also, close by, around a 10 minute walk, 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. Eastwood High and Crookfur Primary Schools are both reachable in around a 10 minute walk.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby 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

A well presented four bedroom detached villa. conveniently located for popular East Renfrewshire schooling, Patterton Train Station and local amenities

This family home affords flexible accommodation, arranged over two floors, comprising:

**Ground Floor:** Welcoming reception hallway with storage cupboards and staircase to upper level. Well presented and spacious bay window sitting room with fireplace. Family room/ further bedroom, to front. Spacious combined open plan dining room and kitchen. Patio doors to rear gardens. Well-appointed kitchen fitted with a full complement of wall mounted and floor standing units and complementary worktops. Separate utility room. A guest WC completes the lower accommodation.

**First Floor:** Upper landing. Bedroom one with fitted wardrobes and an en-suite shower room. Bedroom two with fitted wardrobes and ensuite shower. Bedrooms three and bedroom four, both have fitted wardrobes, and are serviced by the house family bathroom.

The property is further complemented by gas central heating and double glazing. Driveway to the front, provides off street parking for multiple vehicles, and leads to a double garage.

Well kept corner garden grounds, enclosed rear garden with terrace, ideal for entertaining, with wrap around garden continuing to the side of the property, extending behind the garage.

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### 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

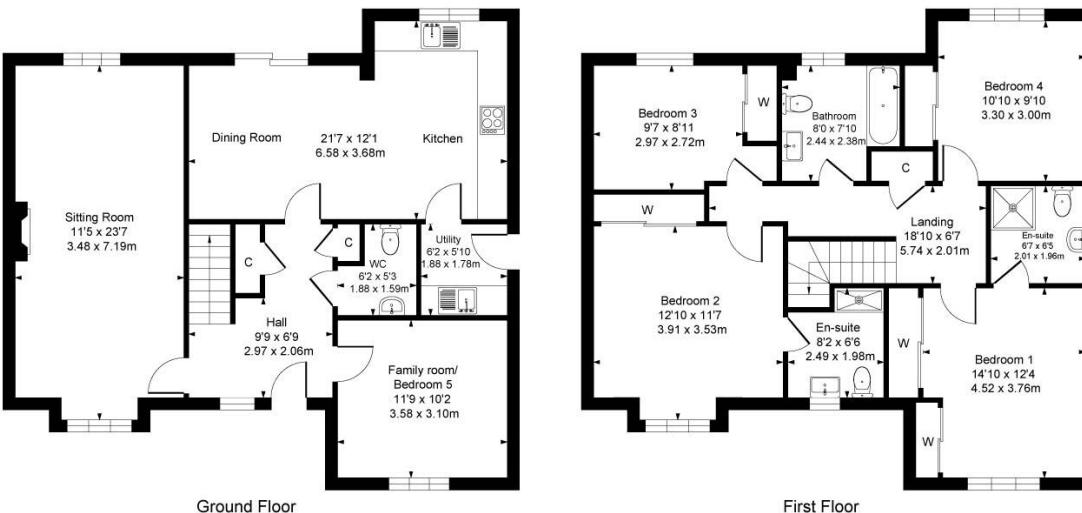
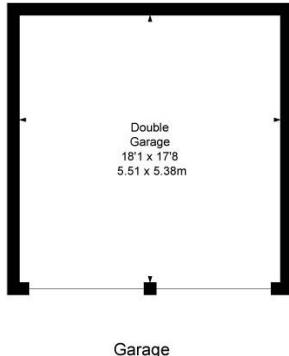
The property will be supplied by mains water, gas and electricity. Gas central heating.

### Local Authority

East Renfrewshire Council  
Council headquarters  
Eastwood Park  
Rouken Glen Road  
Giffnock G46 6UG  
Tel: (0141) 577 3000

### Property Reference

3535



**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.