12 Islay Drive, Newton Mearns, G77 6UD

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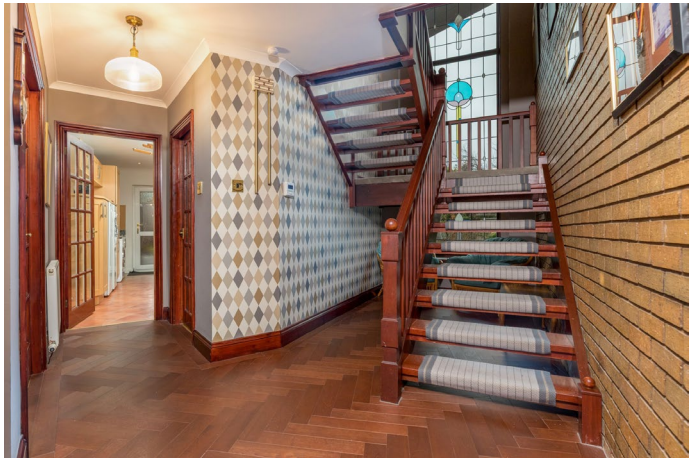
Situation

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 Mearns Primary School, St Cadoc's Primary School, Eastwood High School and St. Ninian's High School. Newton Mearns 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. Patterton Train Station is only a short walk 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. Colonsay Drive is only a short walk away from the local shops on Harvie Avenue and the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, a number of private bowling clubs and Whitecraigs tennis and rugby club. 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 truly unique and beautifully presented detached villa, located within sought this highly sought after address in Newton Mearns.

The property provides versatile accommodation formed over two levels and comprises:

Ground Floor: Entrance porch. Welcoming reception hall. Spacious and well presented sitting room. Family room. Dining room on an open plan arrangement to the kitchen. Well-appointed, refitted kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces. Guest WC completes the lower ground accommodation.

First Floor: Principal bedroom with an en suite shower room. Three further bedrooms, which are all of double proportion and benefit from cupboard space. House bathroom with shower over the bath.

The property is further complemented by gas central heating, recently upgraded boiler, and triple glazing throughout (partial double glazing to the dining kitchen area). The south facing corner gardens provide privacy and shelter with mature trees, ideal entertaining. Driveway providing ample off street parking, for up to three cars, leads to a single integral garage.

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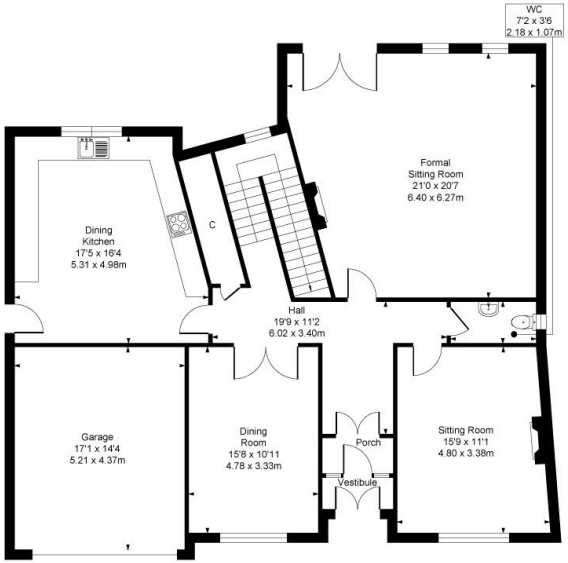
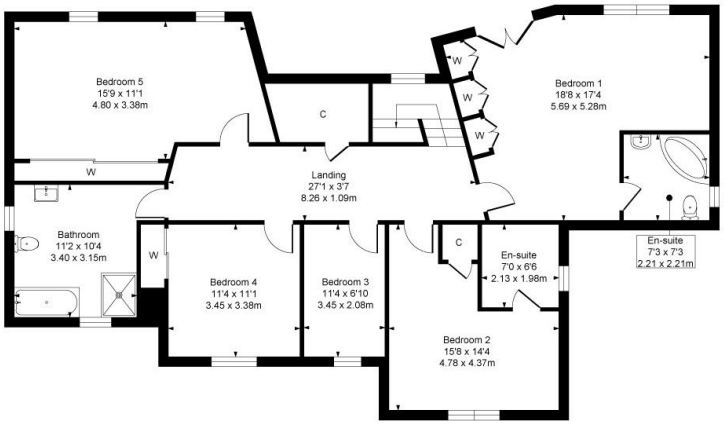
Approximate Gross Internal Area
Main House 2815 sq ft - 261.52 sq m
Garage 245 sq ft - 22.76 sq m
Total 3060 sq ft - 284.28 sq m



Ground Floor



First 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 G

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

Energy Efficiency Rating
Band tbc

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
3563

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk
1 Helena Place, Busby Road, Clarkston, G78 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk

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