



7 Foxglove Road, Greenwood Manor, Newton Mearns, G77 6FP

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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.

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, 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, 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. 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

Rarely available, this spacious and beautifully presented four/five-bedroom detached villa is situated within the ever-popular Greenwood Manor development by Stewart Milne Homes. Ideally positioned, the property offers easy access to excellent local schools, transport links, and a wide range of amenities.

Extending to approximately 2,046 Sqft (190 sqm), the flexible accommodation is thoughtfully arranged over three levels and comprises:

Ground Floor: An impressive double-height reception hallway creates a welcoming first impression and offers excellent storage, with a staircase leading to the upper levels. The generous sitting room features a gas fireplace and enjoys views over the front of the property. A convenient guest WC completes this level.

First Floor: A bright and well-designed dual-aspect space incorporates the family room and kitchen. The kitchen is fitted with a range of floor and wall-mounted units, integrated appliances, and coordinated worktops. The comfortable family area overlooks the front, while a separate utility room provides access to the rear. A versatile home office/playroom and a dining room, also suitable as a fifth bedroom, with French doors opening onto the garden complete this floor.

Second Floor: The upper landing provides access to four generously sized double bedrooms. The principal suite features fitted wardrobes and a stylish en-suite bathroom with twin vanities and a separate shower enclosure. Bedroom two also benefits from fitted wardrobes and an en-suite shower room. Bedrooms three and four are served by a well-appointed family bathroom, which includes a separate shower.

Further benefits include a monobloc driveway leading to an integral double garage, gas central heating, and double glazing throughout.

The property also boasts well-maintained, private split-level rear gardens with patio and decked terraces, ideal for entertaining, while offering expansive views across the city. A garden room provides a perfect space for home working or a gym studio, complete with sliding doors.

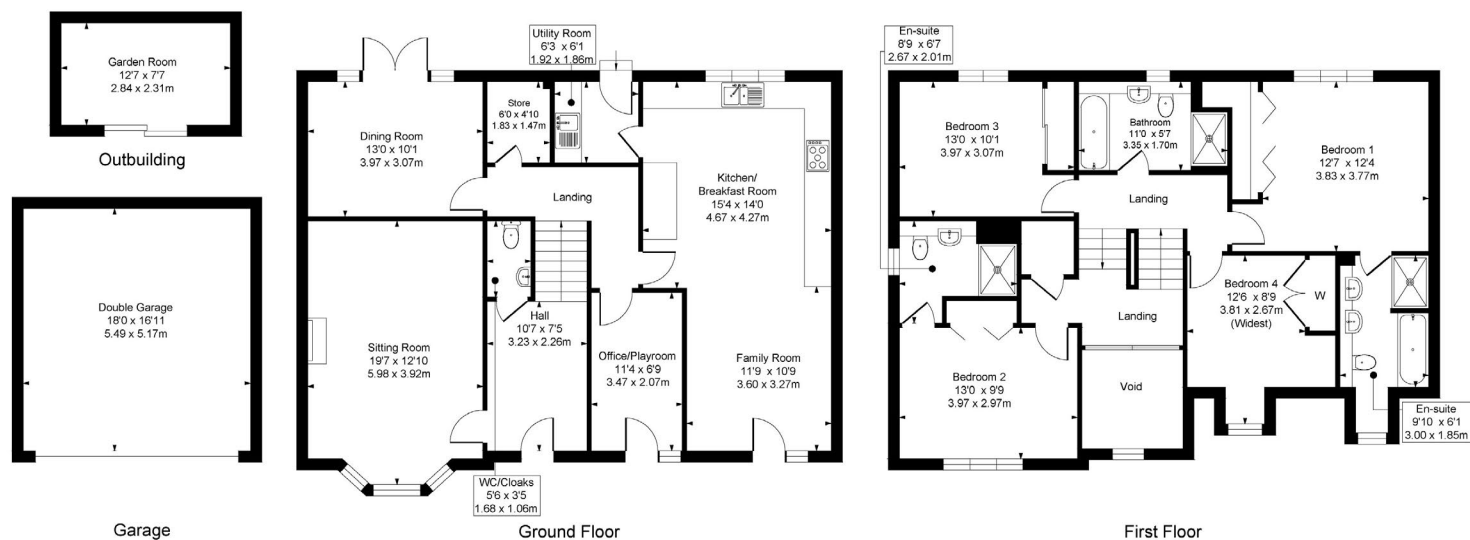


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Approximate Gross Internal Area
Main House 2046 sq ft - 190.07 sq m
Garage 303 sq ft - 28.14 sq m
Outbuilding 95 sq ft - 8.82 sq m
Total 2444 sq ft - 227.03 sq m



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 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

3607