



22 Eddington Drive, Newton Mearns G77 5AX

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Situation

A hugely popular suburb, 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 around 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Paidmyre Crescent is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining Primary and Secondary Schools, including Mearns Castle and St Ninians High Schools.









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Property Description

An upgraded and spacious four bedroom semi-detached bungalow, located within this sought after pocket of Newton Mearns close to local amenities, The Avenue, transport links and popular East Renfrewshire schools.

The property has been upgraded, and well maintained by the present owners and provides flexible accommodation over two levels and comprises:

Ground Floor: Welcoming reception hallway with storage off. Bright and spacious bay window sitting room. Principal bedroom. Dining area. Well appointed dining style kitchen with a range of floor and wall mounted units, integrated appliances and access to the rear garden. Bedroom two overlooks the rear garden and also benefits from fitted wardrobes. Stunning modern shower room.

First Floor: Upper landing. Two further bedrooms and a beautifully appointed family bathroom with bath and separate shower enclosure, completes the overall accommodation.

The specification includes gas central heating and double glazing.

The property sits in well kept generous garden grounds. The grounds provide privacy and shelter with a lawn and terrace, ideal for entertaining.

A driveway provides parking for several vehicles and leads to a garage, which has power and light installed.

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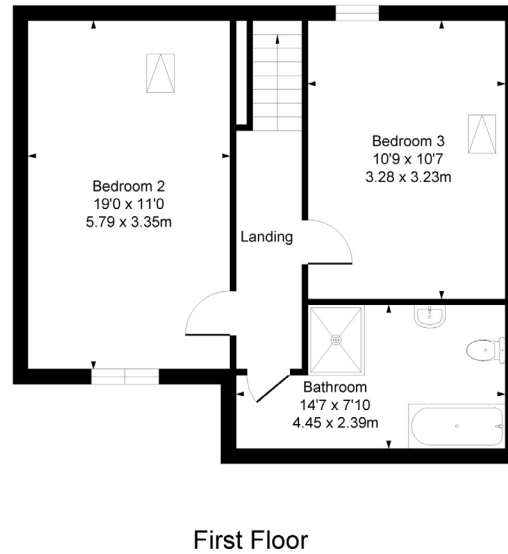
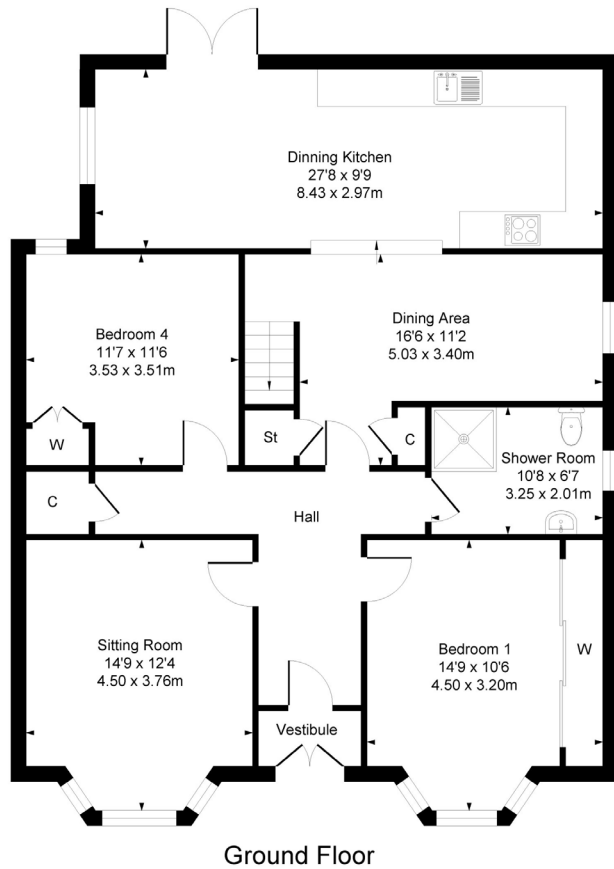








22 Eddington Drive, Newton Mearns
Approximate Gross Internal Area
1742 sq ft - 161.83 sq m



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band F

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.

Local Authority

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

Property Reference

3602

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.