



5 Malleny Grove, Newton Mearns G77 6FF

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Situation

Built in 2003, Malleny Grove is an exclusive short cul-de-sac comprising only a small number of homes, ideally situated just off Hunter Drive and conveniently close to a wide range of local amenities, as well as Mearns Primary School.

A highly sought-after suburb, Newton Mearns is a welcoming and family-friendly town, renowned for its vibrant, inclusive community. Residents benefit from access to some of Scotland's highest-performing primary and secondary schools, including Mearns Primary School, St Cadoc's Primary School, Eastwood High School and St Ninian's High School.

Newton Mearns lies approximately seven miles from Glasgow City Centre and enjoys excellent commuter links via the M77, M8 and Glasgow Orbital motorway networks. These routes also provide convenient access to both Glasgow and Prestwick International Airports, each within approximately a 30-minute drive. Regular train and bus services operate to Glasgow, East Kilbride and the picturesque Ayrshire coast, with Patterton Train Station located only a short distance away.

Widely recognised for offering an exceptional standard of local amenities, Newton Mearns boasts a variety of healthcare centres, banks, libraries, supermarkets, boutique shops and restaurants, including The Avenue Shopping Centre. Malleny Grove is also within easy reach of the local shops on Harvie Avenue and Greenlaw Retail Park, home to Waitrose, Tesco Metro, Aldi, along with an excellent selection of bars and restaurants.

The area also offers an impressive range of sports and leisure facilities, including David Lloyd, Parklands Country Club, East Renfrewshire and Whitecraigs Golf Clubs, as well as Whitecraigs Tennis and Rugby Clubs. In addition, East Renfrewshire Council's excellent sports and leisure facilities at Eastwood Toll are close by. For those who enjoy the outdoors, Rouken Glen Park, voted Best Park in the UK in 2016, is nearby and offers scenic woodland walks, a fantastic adventure play area, skate park, five-a-side football pitches and a boating pond.













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A fabulous, significantly extended and beautifully upgraded five-bedroom/four public room MacTaggart & Mickel detached villa, ideally positioned within this highly sought-after cul-de-sac, close to excellent local amenities, highly regarded East Renfrewshire schooling and convenient transport links.

This impressive family home has been thoughtfully extended, carefully upgraded and meticulously maintained by the current owners, offering approximately 2,007 Sqft (187 Sqm) of versatile split-level accommodation, perfectly suited to modern family living.

The accommodation is arranged as follows:

Ground Floor: Welcoming reception hallway with storage cupboard and staircase leading to the upper accommodation. Guest WC. A spacious family room provides additional flexible living space, ideal as a playroom, home office or snug. The beautifully refitted bay window dining kitchen is well appointed and fitted with a full range of floor and wall-mounted cabinets, integrated appliances and complementary granite worktop surfaces. Separate utility room with door providing side access.

Upper Ground Floor: A half landing leads to a spacious and elegantly presented sitting room featuring a focal-point fireplace and two sets of French doors opening onto the terrace and south-facing rear garden. The sitting room flows through to a TV room and, in turn, a further garden room, with French doors opening directly onto the garden, creating an excellent layout for both everyday family life and entertaining.

First Floor: Broad landing. Bedroom two and bedroom three both benefit from fitted wardrobes. There are two further well-proportioned bedrooms. Attractive refitted family bathroom with shower over bath completes this level. A few steps lead up to the spacious principal bedroom suite, which enjoys a lovely woodland outlook to the rear, fitted wardrobes and a generous ensuite bathroom complete with corner bath and separate walk-in shower enclosure.

No. 5 Malleny Grove benefits from a delightful setting, offering tranquil woodland views to the rear and attractive outlooks towards Glasgow city centre to the front. Further benefits include gas central heating and double glazing.

Externally, the property is set within well-maintained garden grounds. The rear garden enjoys a desirable southerly aspect and offers excellent privacy and shelter thanks to the woodland backdrop, creating an ideal setting for outdoor entertaining and family enjoyment. Additional external storage is provided by a garden store and separate garden shed.

To the front, a monobloc driveway provides off-street parking for several cars.

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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 C

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

3587

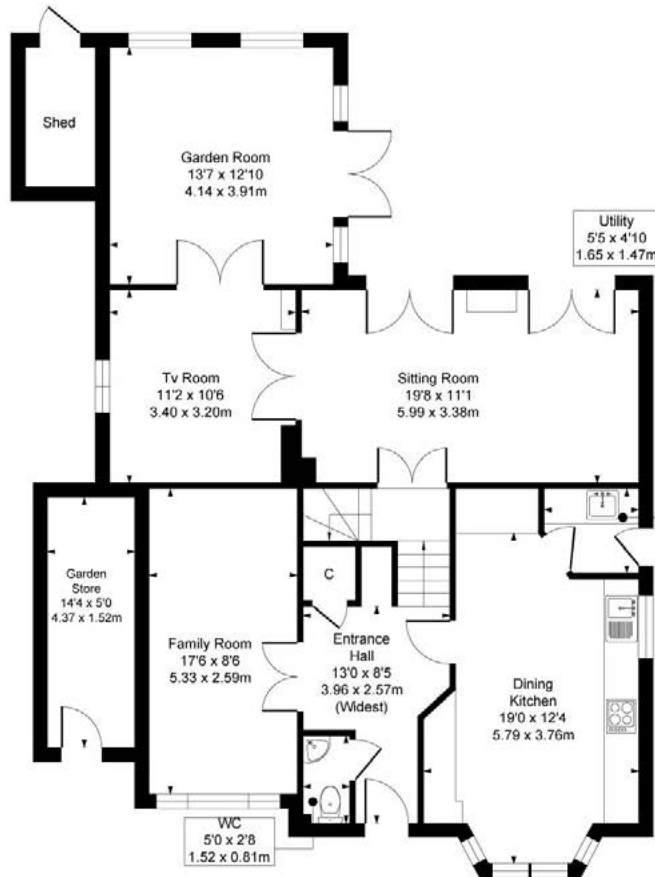
5 Mallyen Grove, Newton Mearns

Approximate Gross Internal Area

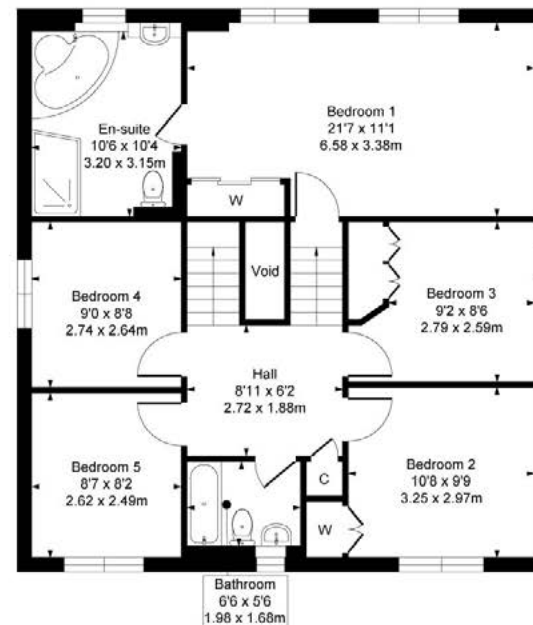
Main House 1946 sq ft - 180.78 sq m

Garden Store 104 sq ft - 9.66 sq m

Total 2050 sq ft - 190.44 sq m



Ground 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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