



30 Paidmyre Crescent, Newton Mearns G77 5AQ
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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 traditional style 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, re-roofed and well maintained by the present owners and provides flexible accommodation over two levels and comprises:

Ground Floor: Welcoming reception hallway with storage and staircase to upper floor. Bright and spacious bay window sitting room with feature fireplace, incorporating a wood burning stove. Well appointed dining style kitchen with a range of floor and wall mounted units and integrated appliances. Ample space for dining table and chairs. Conservatory overlooking the southerly facing rear garden. Bedroom one has a bay window and fitted wardrobes Bedroom two overlooks the rear garden and also benefits from fitted wardrobes. Attractively fitted shower room.

First Floor: Upper landing. Two further bedrooms and a stunning four piece family bathroom with freestanding bath and separate shower enclosure, completes the overall accommodation.

The specification includes gas central heating with a Hive Thermostat; double glazing and the property was re-roofed, including the gutters and PVC soffits in 2022.

The property sits in well kept generous garden grounds. The grounds provide privacy and shelter with a lawn and terrace, ideal for entertaining, enjoying a southerly orientation at rear. Garden store.

A monobloc driveway provides parking for several vehicles and leads to a double sized garage, with a remote controlled door, which has power and light installed.

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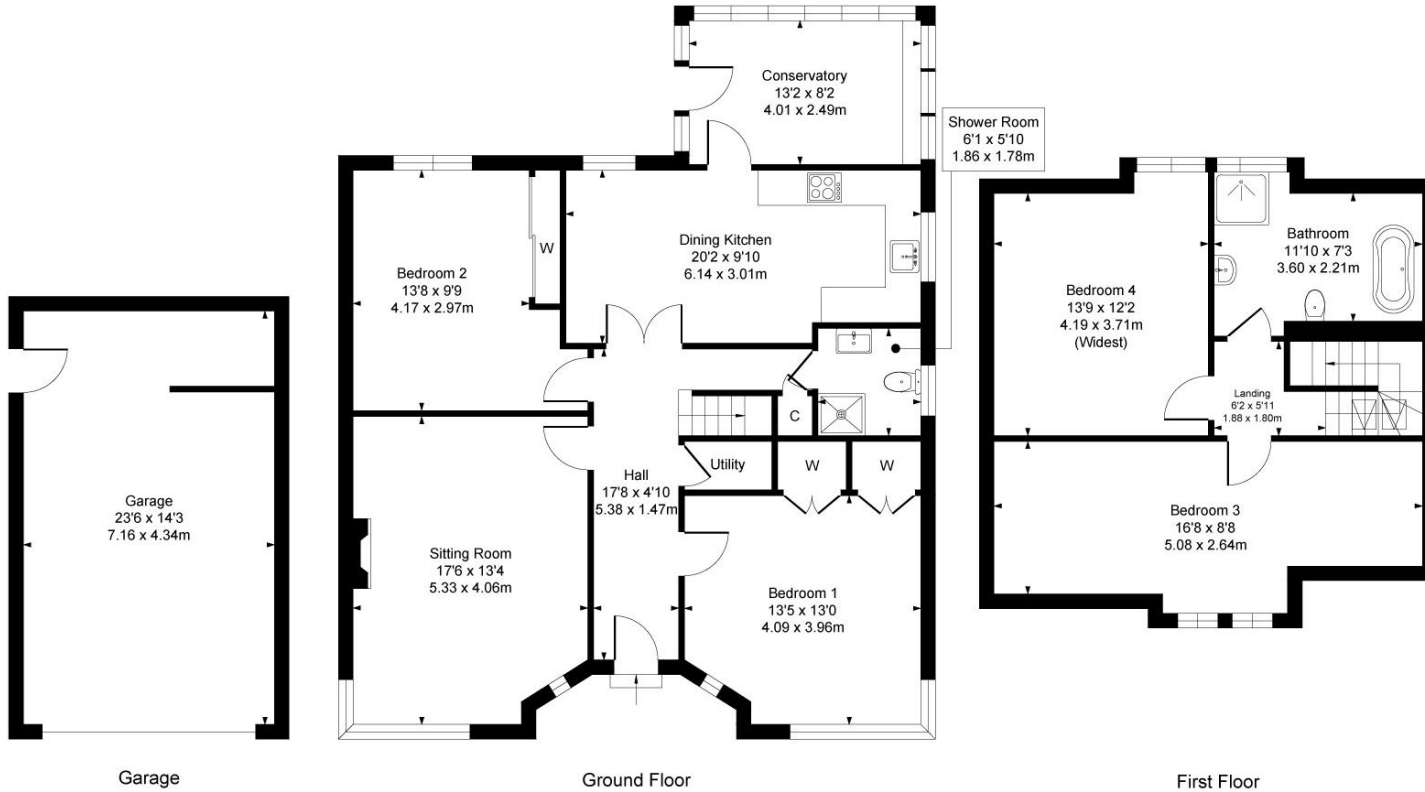






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Approximate Gross Internal Area
Main House 1646 sq ft - 152.91 sq m
Garage 335 sq ft - 31.12 sq m
Total 1981 sq ft - 184.03 sq m



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 F

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

3571

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