



**3 Raeside Way, Maidenhill, Newton Mearns G77 6YL**

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents





## Nicol Estate Agents

Newton Mearns is situated approximately nine miles southwest of Glasgow City Centre and benefits from excellent transport links via the M77, M8, and Glasgow Southern Orbital motorways, providing convenient access to both Glasgow and Prestwick International Airports, each reachable in around 30 minutes.

The ever-popular Maidenhill development is well served by public transport, with an hourly bus service connecting to Mearns Cross, Westacres Road, Stewarton Road, Patterton Railway Station, Rouken Glen Park, Eastwood Toll, and Whitecraigs Rail Station. Additionally, there are frequent train and bus services to Glasgow, East Kilbride, and the scenic Ayrshire coast.

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 St Clare's, Maidenhill Primary School and Nursery, which is within a five minute walk of the property, Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks, library, restaurants, boutique shops and a range of supermarkets. Only a short distance away is The Avenue Shopping Centre. The Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants and Silverburn Shopping Centre are only a short drive from the property.

The area offers a wide range of sports and recreational facilities, including David Lloyd Rouken Glen, Parklands Country Club, and several prestigious golf clubs such as East Renfrewshire, Eastwood, Williamwood, and Whitecraigs, along with Whitecraigs Tennis Club. East Renfrewshire Council also provides excellent sports and leisure amenities at Eastwood Toll. For outdoor enthusiasts, the award-winning Rouken Glen Park, named the UK's Best Park in 2016, is located nearby and features scenic woodland walking trails, an extensive adventure play area, a skate park, five-a-side football pitches, and a boating pond.













## Nicol Estate Agents

A beautifully presented and generously proportioned five-bedroom, four public room, three-bathroom Murray Garden Room detached villa, constructed by Robertson Homes in 2022. Set within landscaped garden grounds and enjoying an attractive open outlook, this exceptional family home is located within the highly desirable Maidenhill development, close to highly regarded East Renfrewshire schools and The Avenue Shopping Centre.

The coveted Murray Garden Room home has been thoughtfully upgraded and well maintained by the current owners, offering all the advantages of a modern new-build property. The flexible and contemporary living space is arranged over two levels, ideally suited for family life, and spans approximately 2,626 Sqft (244 Sqm), excluding the integral double garage.

The complete and flexible accommodation comprises:

**Ground Floor:** The ground floor offers an exceptional amount of space, thoughtfully designed to cater to modern family living. Entry is via a welcoming vestibule which opens into a striking double-height and light filled reception hallway, featuring a tiled floor, Guest WC, storage, and a staircase leading to the upper level. Bright and spacious sitting room, affording open aspects to the front. Generous family room. At the heart of the home is an impressive 38-foot open-plan kitchen, and dining room. This expansive space enjoys views of, and has direct access to, the rear terrace and garden via bi-fold doors. The kitchen, designed by Ashley Ann Kitchens, is both elegant and functional, offering a comprehensive range of wall and base units, integrated appliances, an island and Quartz worktops. The dining room connects seamlessly into the generous garden room, filled with natural light and has French doors opening to the garden. A separate utility room provides additional convenience.

**First Floor:** A spacious galleried upper landing, enhanced by a window that allows for plenty of natural light, provides access to five well-proportioned double bedrooms and includes a storage cupboard. The principal bedroom suite is notably spacious and features open aspects to the front, an extensive range of fitted wardrobes, along with a luxurious ensuite shower room. Bedroom two overlooks the front of the property and benefits from fitted wardrobes and an ensuite shower room. Three further bedrooms enjoys a pleasant rear aspect. A stylish and generously sized family bathroom, complete with a separate shower enclosure, completes the upper-level accommodation.

Additional features of the property include gas central heating with a dual-zone programmable system, solar panels on the roof for improved energy efficiency, double glazing throughout, high-quality white sanitaryware, an alarm system, and mains-wired smoke detectors.

Well tended landscaped gardens, with terrace area ideal for entertaining and enjoys a sunny, south westerly orientation to rear.

A double monobloc driveway provides off street parking and leads to a double garage with an electric car charging point.

For added peace of mind, the property benefits from the balance of the NHBC Guarantee with approximately 6 years remaining for the builder's warrantee.

Early viewing is strongly advised.

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)

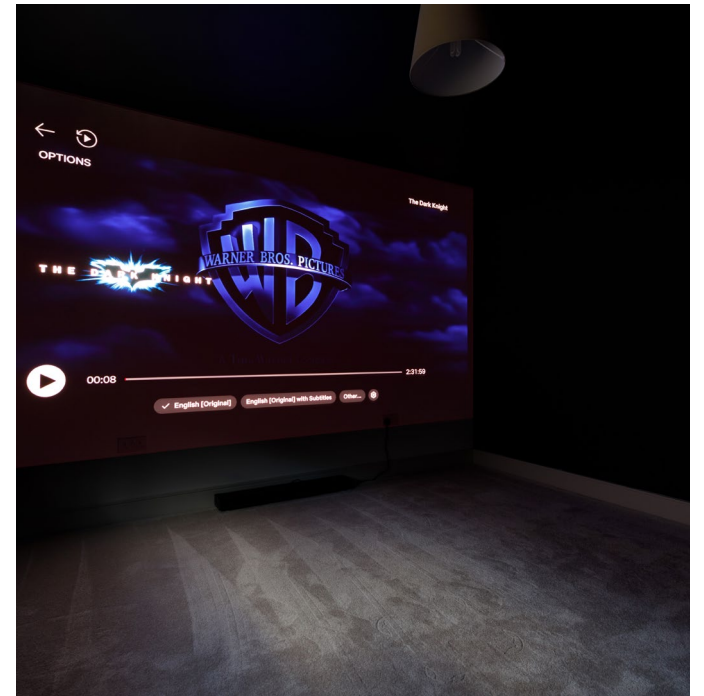








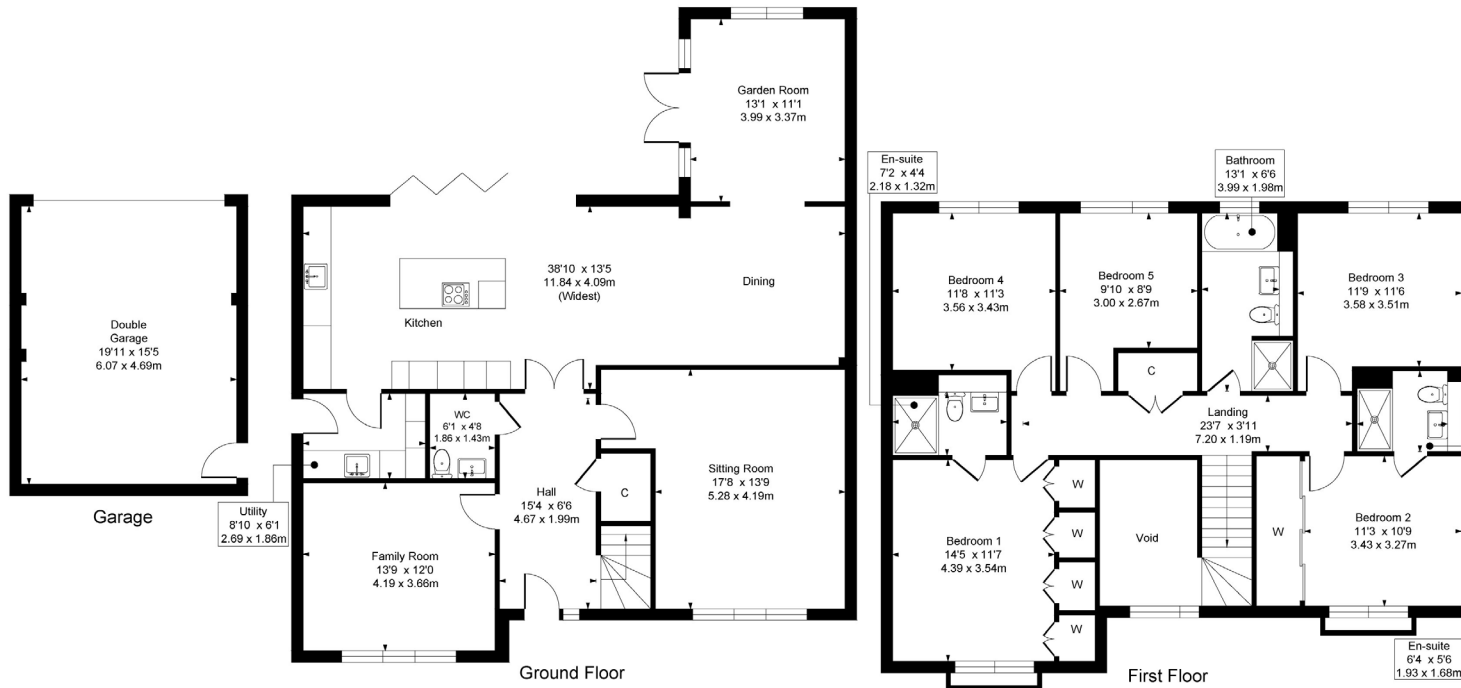






## 3 Raeside Way, Maidenhill, Newton Mearns

Approximate Gross Internal Area  
Main House 2626 sq ft - 244.00 sq m  
Garage 312 sq ft - 29.00 sq m  
Total 2938 sq ft - 273.00 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.



Nicol Estate Agents

### 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

3614