



2 Machrie Drive, Newton Mearns, G77 6LB

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Situation

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, Eastwood High School and St. Ninian's High School.

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 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.

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 and Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby club, 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

Seldom available, a deceptively spacious, architect designed extended detached four/five bedroom family home, built in the 1950's and positioned within generous garden grounds, set within a highly sought-after residential pocket of Newton Mearns, conveniently located close to local amenities, The Avenue Shopping Centre, excellent transport links, and highly regarded East Renfrewshire Schools.

Machrie Drive is an admired and quiet residential address, ideally located in the heart of Newton Mearns,

Occupying an expansive plot, this particularly spacious family home affords flexible accommodation, arranged over two floors extending to around 2398Sqft.

The accommodation comprises:

Ground Floor: Entrance porch. Welcoming reception hallway with staircase to upper floor. Spacious sitting room which is open plan to the dining room. Family room/bedroom five, with access to the conservatory, which in turn has access to the rear garden. Well appointed modern fitted kitchen with a range of wall mounted and floor standing units and complementary leather granite worktops. Utility room. Bedroom four, to front and modern three piece family bathroom, completes the ground floor accommodation.

First Floor: Broad upper landing. Bedroom one, with en-suite shower room and fitted wardrobes. Two further double bedrooms and a two piece WC completes the accommodation.

A particular feature of this home is the generous landscaped garden grounds, providing privacy and shelter. The gardens boast expansive lawns, well stocked with shrubs and plants, and terraces ideal for entertaining, enjoying a south easterly orientation. There is also a summerhouse, with power and light installed.

The property is further complemented by gas central heating and double glazing. There is a large driveway offering parking for multiple vehicles and leading to a garage.



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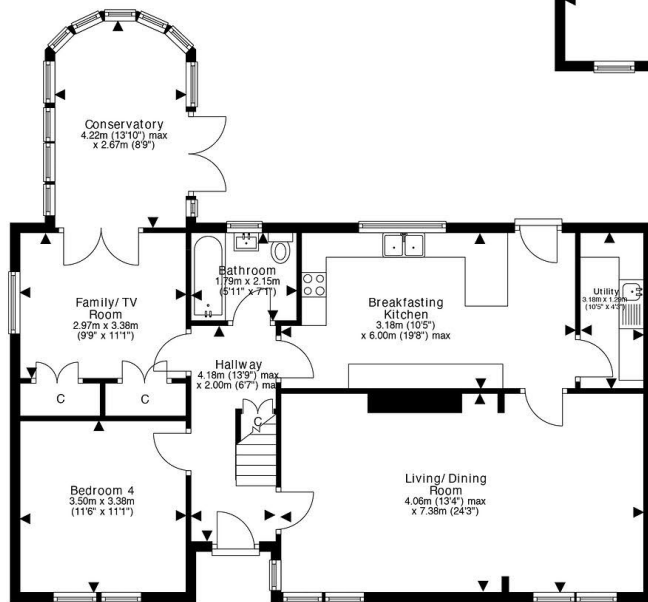
Main House: 171.92sqm / 1851.09sqft

Garage: 31.81sqm / 342.41sqft

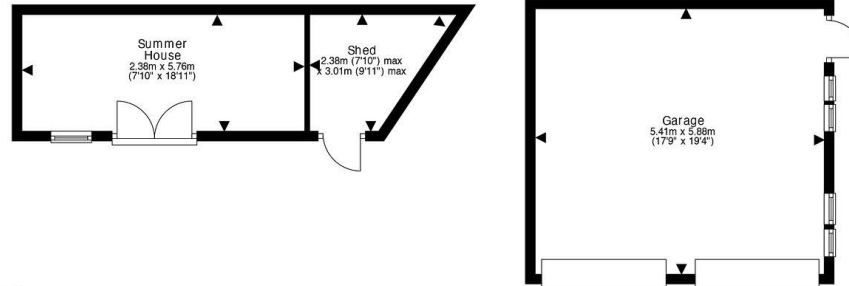
Garden Shed: 5.36sqm / 57.64sqft

Summer House: 13.71sqm / 147.56sqft

TOTAL: 222.8sqm / 2398.7sqft



GROUND FLOOR



FIRST 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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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 tbc

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

3550