



24 Falcon Drive, Newton Mearns, G77 6WL

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Situation

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Newton Mearns is acknowledged for the high standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Falcon Drive is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and is with walking distance to Patterson Train Station.

A wide range of sports and recreational facilities can be found locally to include Parklands Country Club, David Lloyd Rouken Glen as well as Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs tennis Club and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, this property sits within the catchment areas for the highly reputable Primary and Secondary schools, including the new state of the art Eastwood and St Ninians High Schools. The property is located approximately 1.0 mile from the private Belmont House School and within easy reach of various pick up points for Glasgow's other private schools.









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Property Description

A well presented three bedroom semi detached villa, located within this popular development.

The accommodation is arranged over two floors and comprises:

Ground Floor: Entrance hallway with guest WC. Well presented, bright and generous sitting room with patio doors opening to the enclosed rear garden and access to a decked terrace and sun room. The sitting room is open plan to the well appointed dining area and kitchen. The kitchen is fitted a range of floor and wall mounted cabinets with integrated appliances and coordinated worktops.

First Floor: Principal bedroom with fitted wardrobes and an attractive en-suite shower room. Bedroom two with fitted wardrobes. Bedroom three and a house bathroom, completes the accommodation.

The property is further complemented by a mono-bloc driveway, well kept private rear gardens, gas central heating and double glazing. To the rear, there is a garden room which could be used for a variety of potential uses.



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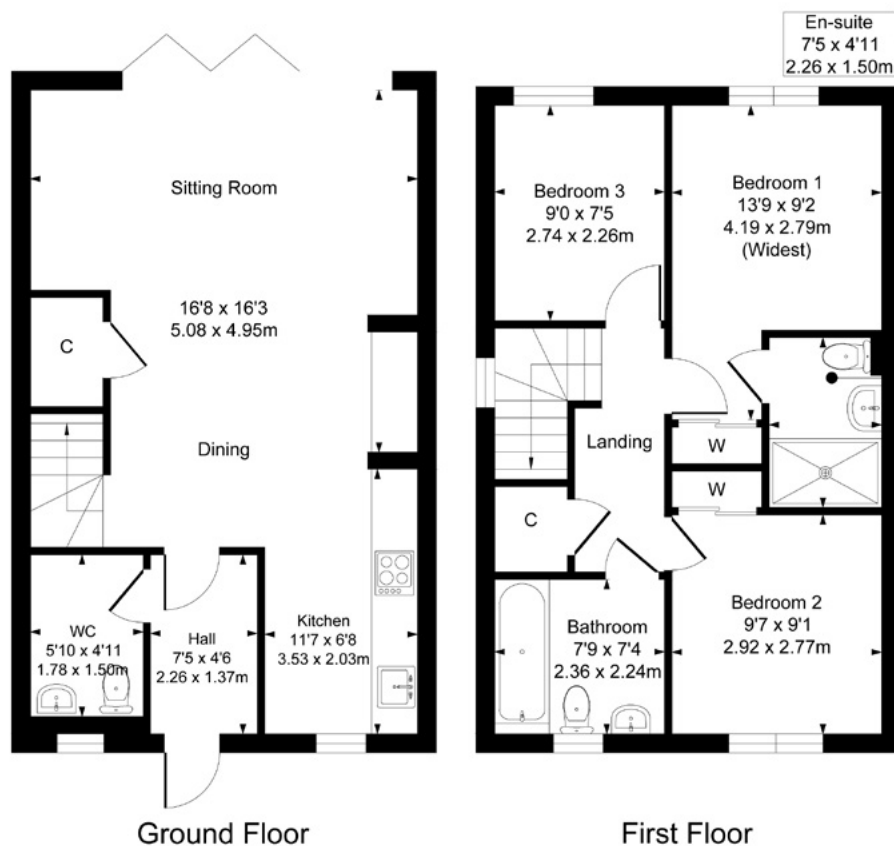






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Approximate Gross Internal Area
Main House 942 sq ft - 87.51 sq m
Outbuilding 157 sq ft - 14.58 sq m
Total 1099 sq ft - 102.09 sq m



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 E

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, electricity, gas and drainage. Gas central heating.

Local Authority

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

Property Reference

3671