



8 Tiree Place, Newton Mearns, G77 6UN

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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, including Crookfur Primary School, St Cadoc's Primary School, Eastwood High School and St. Ninian's High Schools. Newton Mearns is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.

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 The Greenlaw Retail Park includes Waitrose and Tesco Metro.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling clubs and Whitecraigs tennis club. 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

A well presented extended detached villa, extremely well located for a host of local amenities within Newton Mearns.

Internally the property provides flexible accommodation formed over two levels, well designed for family living.

The accommodation comprises:

Ground Floor: Reception hallway, with under stairs cupboard at WC off. Bright sitting room. Well appointed contemporary kitchen, equipped with a full complement of floor and wall mounted cabinets and complementary worktops. Conservatory, which has access to the rear garden. Two double bedrooms (master with en-suite)

First Floor: Three double bedrooms, and a contemporary three piece suite shower room, completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. The landscaped garden grounds provide privacy and shelter. The driveway provides off street parking to the front of the property.

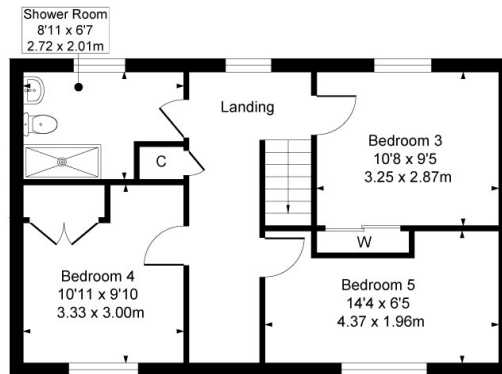
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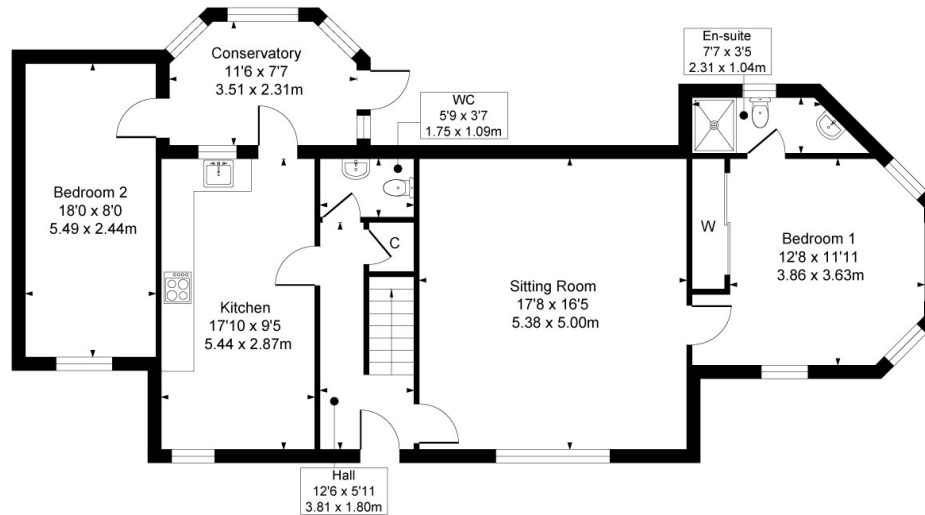




8 Tiree Place, Newton Mearns
Approximate Gross Internal Area
1549 sq ft - 143.90 sq m



First Floor



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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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 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

3576