

# 73 Maybole Crescent

NEWTON MEARNS, EAST RENFREWSHIRE, G77 5SY



*One bedroom end terraced villa, split over two levels,  
tucked away in a popular pocket of Newton Mearns*



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Part Exchange Available. We are delighted to introduce to the market this spacious but 'cosy' one-bedroom, end-terraced villa, split over two levels, presented to the market in good condition, and would be a superb acquisition for either a first-time buyer or someone looking to downsize. The property has been designed to maximise the natural available light to create a modern ambience.

# THE LOUNGE/KITCHEN



On entering this property you walk into a hallway, which provides access to all rooms on this level. The open plan lounge and kitchen is pleasantly located to the rear of the property and a set of patio doors provides access into the rear garden. The kitchen has been fitted to include a good range of floor and wall mounted units with plumbed space provided for freestanding appliances. The WC completes the accommodation on this level.



# THE WC



The first-floor mezzanine level provides the bright and airy double bedroom with a fitted wardrobe incorporating a shower cubicle.

# THE BEDROOM



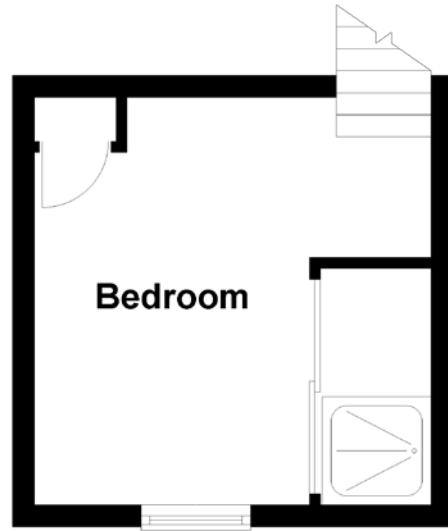
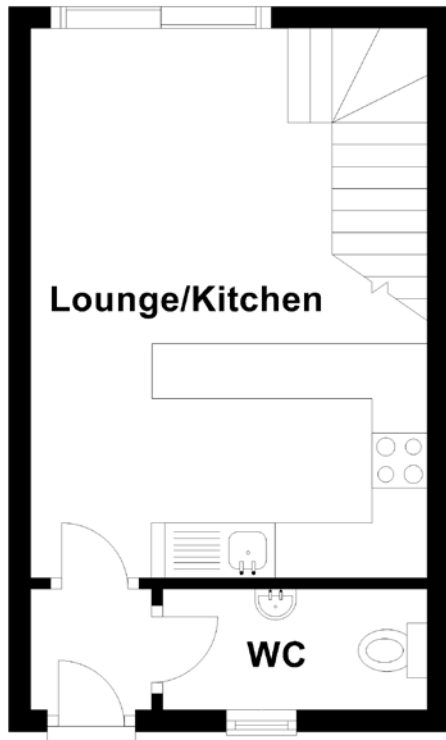
Externally, to the rear, the garden is fully enclosed and provides a safe environment. Set at the end of the cul-de-sac, further features are ample off-street parking.

The property benefits from double glazing and gas central heating. The GCH was installed in January 2021 and comes with a five-year warranty.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

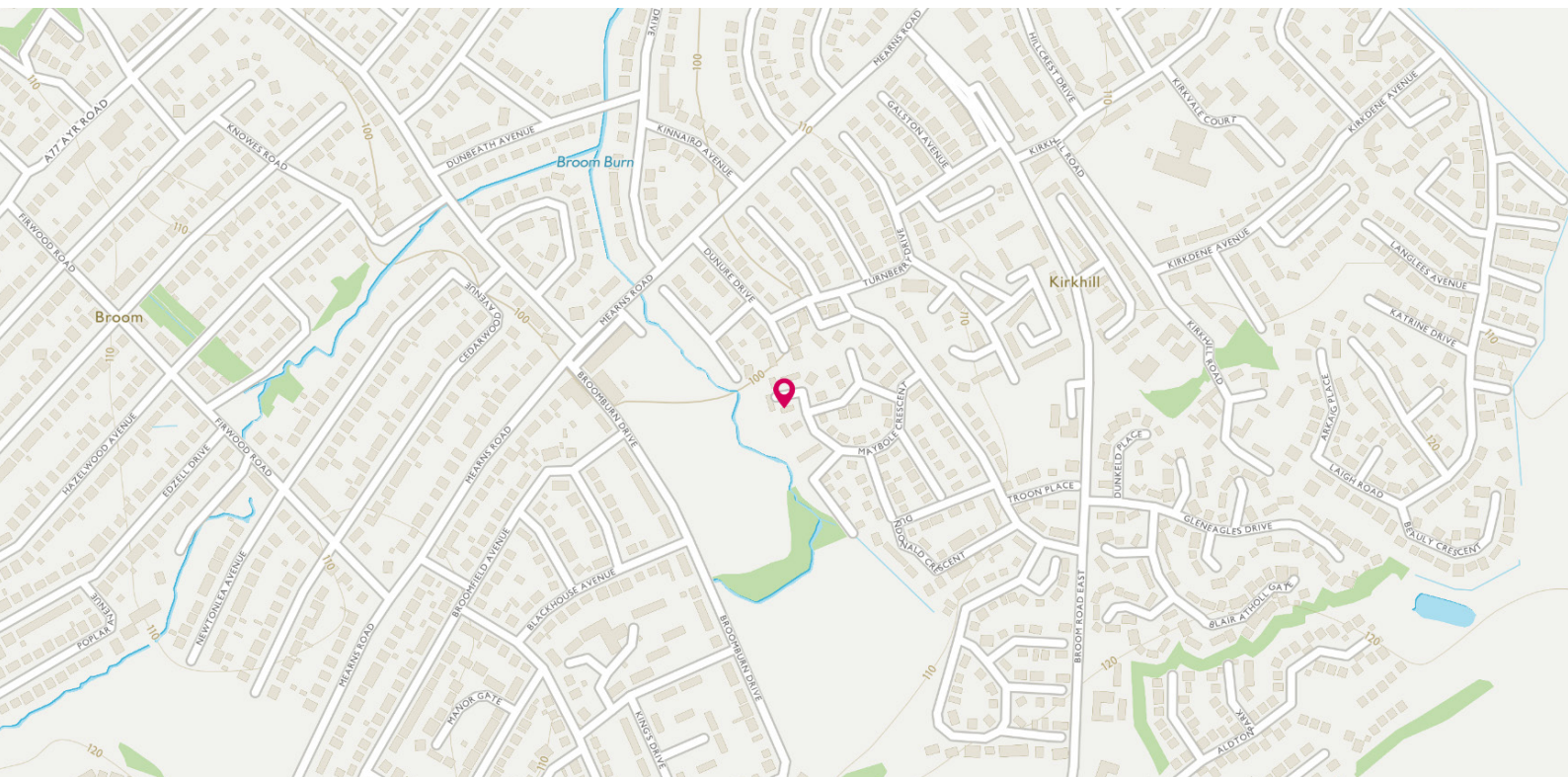


Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen	5.00m (16'5") x 3.60m (11'10")
WC	2.40m (7'10") x 1.10m (3'7")
Bedroom	3.70m (12'2") x 3.60m (11'10")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings.



# THE LOCATION

Newton Mearns is located approximately nine miles from Glasgow City centre. Commuter routes are served by the M77, M8 and Glasgow orbital motorways which also provide thirty-minute journey times to both Glasgow and Prestwick International Airports. There are a regular train (Whitecraigs) and bus services to Glasgow, East Kilbride and the 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. Only a short distance away is the Greenlaw Retail Park, which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Take a break when all. For those with young families, the property sits within the catchment area for some of Scotland's highest achieving primary and secondary schools, including St. Ninian's High School and Eastwood High School.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs, Whitecraigs Tennis Club and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoor 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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Part  
Exchange  
Available



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