

30 Meadow Rise

NEWTON MEARNS, GLASGOW, G77 6SE



*IMMACULATE THREE-BED SEMI, BEAUTIFULLY
UPGRADED IN A QUIET STREET IN NEWTON MEARNS*



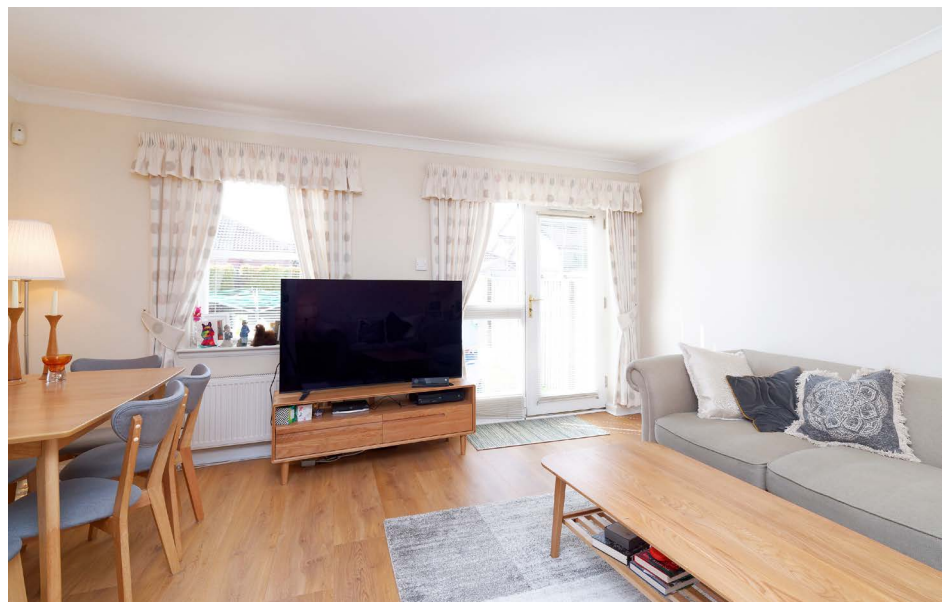
0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





"...A
perfect
home
for any
couple
or small
family..."

Part Exchange available. We are delighted to bring to the market this beautiful three-bed semi-detached property, set perfectly in a quiet location. This lovely property makes a perfect place to call home, as it is presented in immaculate condition.

ENTRANCE HALLWAY & WC



The accommodation consists of a bright and spacious lounge/diner, which given its shape would suit a range of furniture configurations. It also provides space for a family dining table, just perfect for more formal dining occasions with friends and family



LOUNGE/DINER

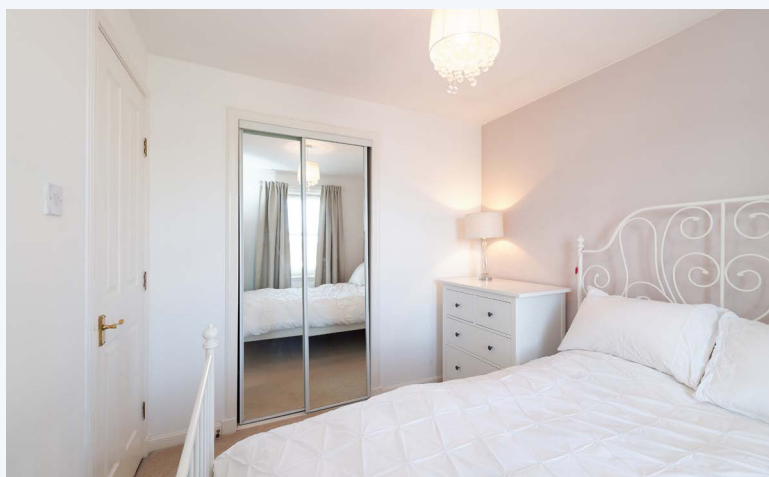


The galley style kitchen is finished in a range of light wood fitted units with contrasting worktops. Appliances include; a gas hob, electric oven, with ample space for the free-standing washing machine and fridge freezer. The galley style layout ensures there's an easy and efficient space to work in for any chef to serve up a marvellous meal.



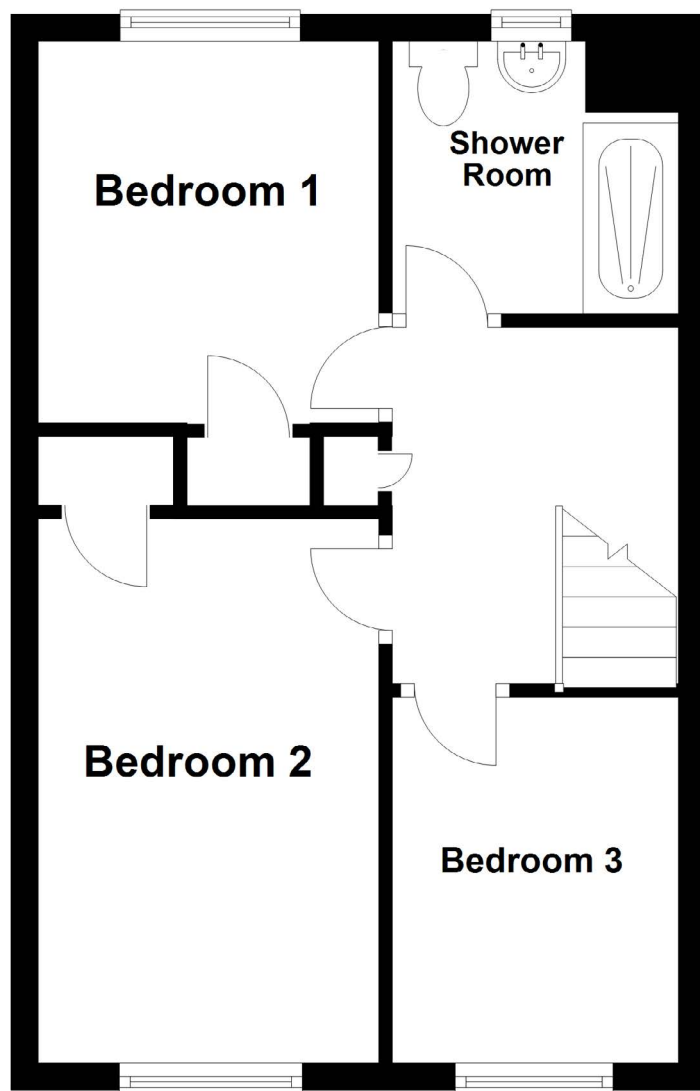
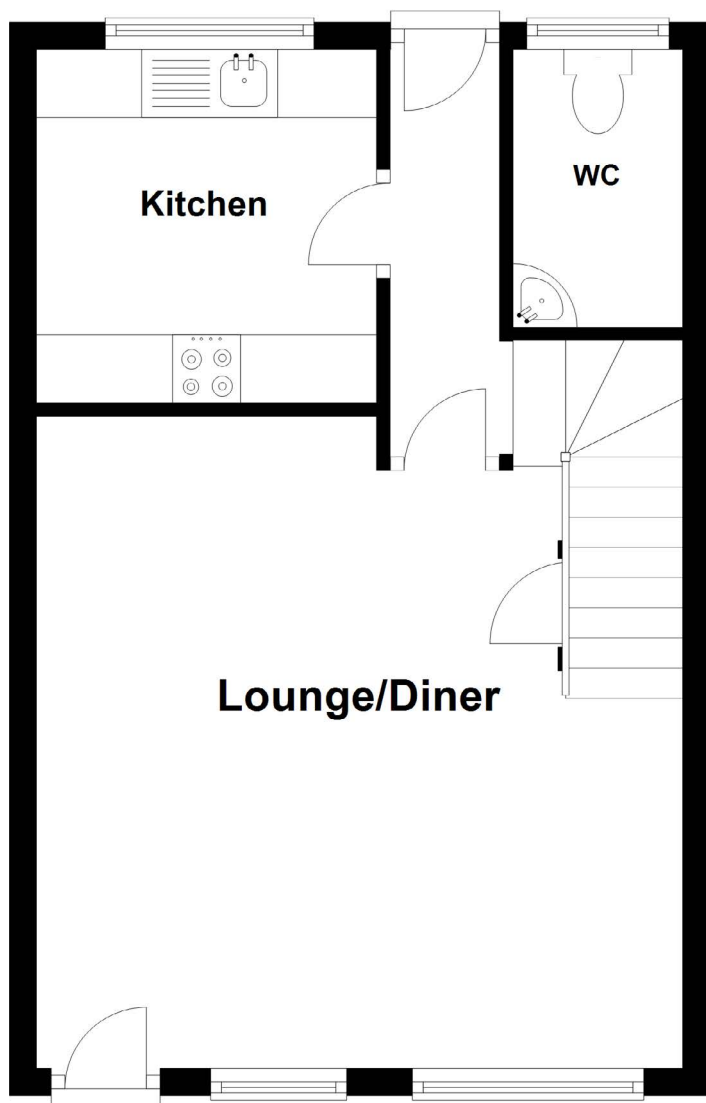
The beautifully finished shower room is perfect, with wet-wall panels and a white suite with a pedestal sink unit, chrome radiator, and a mains fed shower within a luxury sized enclosure.

SHOWER ROOM



There are three good sized bedrooms in this lovely home, and are wonderfully bright and have ample space for free-standing furniture along with built-in storage.





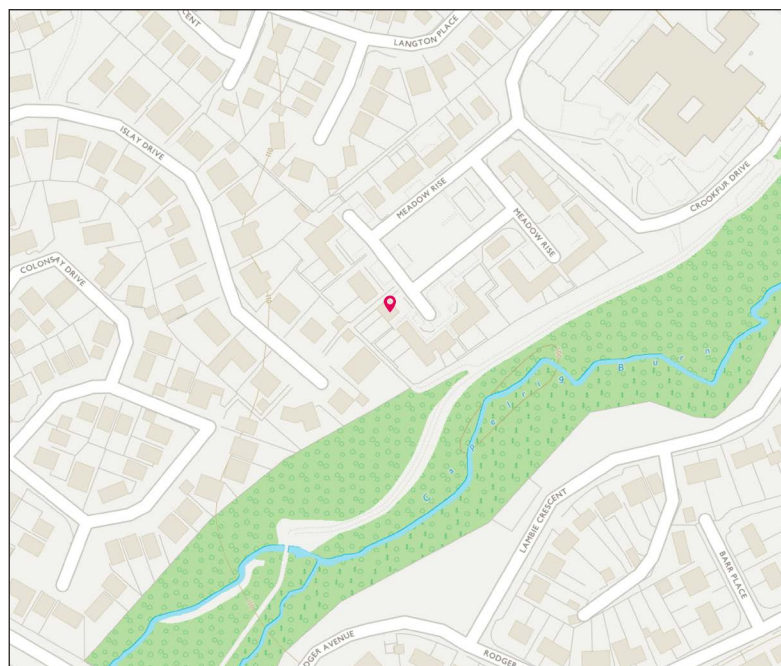
Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	4.80m (15'9") x 4.75m (15'7")
Kitchen	2.60m (8'6") x 2.50m (8'2")
Bedroom 1	2.80m (9'2") x 2.50m (8'2")
Bedroom 2	3.71m (12'2") x 2.50m (8'2")
Bedroom 3	2.69m (8'10") x 2.10m (6'11")
Shower Room	2.10m (6'11") x 2.00m (6'7")
WC	2.05m (6'9") x 1.25m (4'1")

Gross internal floor area (m²): 69m²

EPC Rating: C



The home is kept warm, comfortable and cosy via the gas central heating and double glazing. The garden space is secure and child-friendly and on sunnier days the sun-patio offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day.

The driveway offers off-street parking for at least two cars and the garden shed is perfect for those with a hobby or who like to tinker.

This great home would make an ideal buy for any couple or even a great investment property for a 'smart' buy to let investor. Early viewing is strongly advised for anyone seeking a beautiful property in a quiet and idyllic location.



THE GARDEN



Newton Mearns is, without doubt, one of the most sought after locales in the Glasgow area. For commuters Whitecraigs Railway Station and the M77 are both within easy reach, making the property well situated for easy access to either the city centre or indeed all areas of central Scotland on a daily basis.



Excellent schooling is in abundance locally with Kirkhill, St Cadoc's and Calderwood Lodge Primary Schools all easily reachable. Mearns Castle and St Ninian's High Schools, were both rated within the top three state secondary schools in Scotland in 2014.



Nearby there is an abundance of shopping and leisure facilities. These include the Avenue and Silverburn shopping centres, Rouken Glen Park and garden centre, the Mearns Castle Golf Academy and eight 18 hole golf courses, Parklands Country Club, Whitecraigs Lawn Tennis and Sports Club and Greenbank Gardens. There are numerous places to walk and cycle including the spectacular Whitelee Windfarm with 130km of trails.





McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Exchange
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