




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

22 Kiloran Grove

NEWTON MEARN, GLASGOW, G77 6WS

THE LOCATION

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.



THE PROPERTY

Part Exchange available. We are delighted to bring to the market this beautiful two-bed Semi-detached property, set perfectly in a quiet Cul-de-sac location. This lovely property makes a perfect place to call home, as it is presented in immaculate condition including a stunning new kitchen and bathroom.

The accommodation consists of a bright and spacious lounge, which given its shape would suit a range of furniture configurations. The new kitchen/diner is not only highly functional but also simply beautiful, with a great range of grey fitted units and contrasting worktops. Integrated appliances include; an electric hob, double oven, dishwasher, washing machine and space for a free-standing 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 dining area is perfect for more formal dining occasions with friends and family and it enjoys an abundance of natural light flooding in from the French doors leading to the garden.

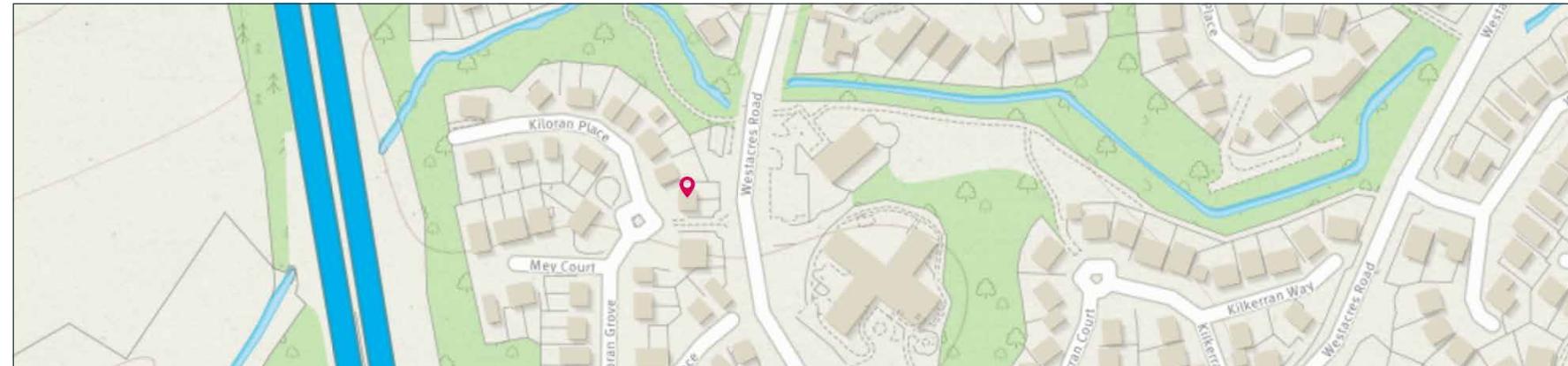
The beautifully tiled bathroom is perfect, finished in a contemporary white suite with a pedestal sink unit,

chrome radiator, and a mains fed shower over the bath. There are two good sized bedrooms in this lovely home, both are wonderfully bright and have ample space for free-standing furniture along with built-in storage.

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 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.

This great home would make an ideal buy for any young 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 DETAILS

*Approximate Dimensions
(Taken from the widest point)*

Kitchen/Diner	3.90m (12'10") x 2.80m (9'2")
Lounge	4.20m (13'9") x 3.00m (9'10")
Bedroom 1	3.40m (11'2") x 3.10m (10'2")
Bedroom 2	2.90m (9'6") x 1.95m (6'5")
Bathroom	2.20m (7'3") x 1.95m (6'5")

Gross internal floor area (m²): 54m²
EPC Rating: C



M77 ROAD LINKS



LOCAL AMENITIES



NEAR SCHOOLS




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer