



Mid Terrace Villa

73 Shawwood Crescent, Newton Mearns G77 5ND



McSparran McCormick

SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This traditional mid terrace villa, located in a popular pocket of Newton Mearns, offers good sized family accommodation, albeit in need of internal modernisation.

The property is accessed from front by a pedestrian pathway, with vehicular access to the rear. The front entrance door leads directly to the spacious lounge, which has a front facing window, staircase leading to upper floor level, a door leading to the kitchen and double Louvre doors leading to the dining room. The dining room offers adequate space for a family sized dining table and chairs and there is a door providing further access to the kitchen.

The kitchen, which would benefit from upgrading, presently has a range of base and wall mounted storage units installed with worktop surface areas, stainless steel sink. And drainer, as well as a built in hob and double oven. There is a door leading from the kitchen to the rear garden.

The carpeted staircase leads from the lounge to an upper floor landing, with doors providing access to the remaining apartments. There are three bedrooms, two double and one single. The bathroom, which would also benefit from upgrading, presently has a 3-piece suite installed comprising WC, pedestal wash hand basin and panelled bath with shower and screen installed.

The property does have gas central heating installed, whilst externally there are areas of private garden ground located to both front and rear.

The property forms part of an established and much sought after residential area, a short distance from the Broom shops on Mearns Road, which provide for everyday needs and requirements. The Avenue shopping centre at Mearns Cross provides a more extensive range of retail outlets including a Marks and Spencer store and Asda supermarket.

The property is within the catchment of some of the most highly regarded primary and secondary schooling within the district, including Mearns Castle High School and St Ninian's High School. There are excellent public transport links serving the area, providing access to surrounding districts and the city centre. There are also a wide range of sports and leisure activities close by including parks, health clubs, gyms and golf courses.

MEASUREMENTS

LOUNGE

16'9" x 13'9"

DINING ROOM

11'7" x 7'10"

KITCHEN

11'7" x 8'7"

FIRST FLOOR LANDING

BEDROOM ONE

13'9" x 9'11"

BEDROOM TWO

11'7" x 9'11"

BEDROOM THREE

10'8" x 7'8"

BATHROOM

6'5" x 6'2"

EPC

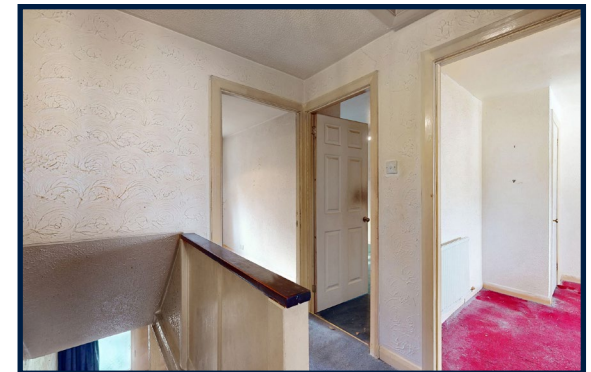
Band E

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

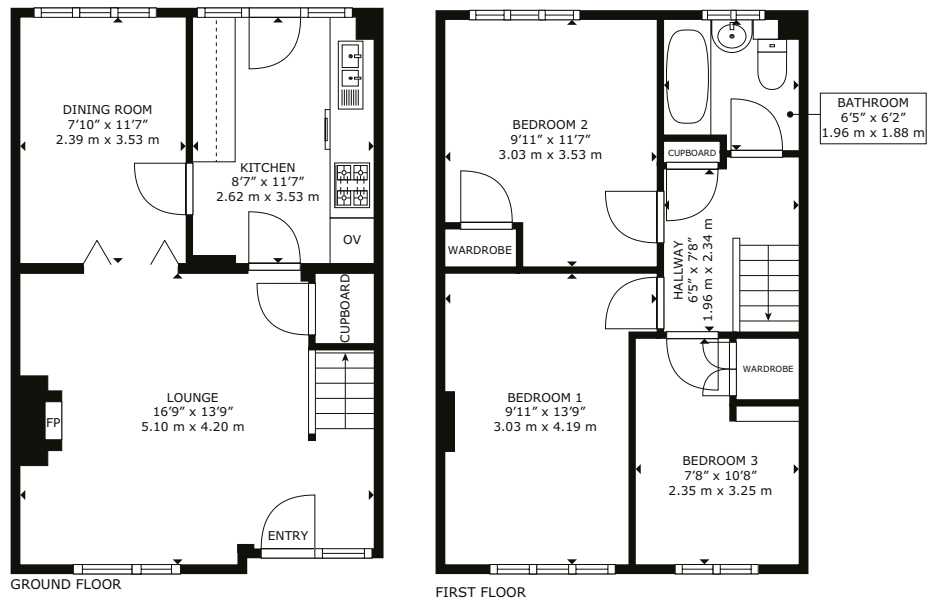


Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



McSparran McCormick

SOLICITORS, NOTARIES & ESTATE AGENTS



GROSS INTERNAL AREA
 GROUND FLOOR: 421 sq. ft., 39 m², FIRST FLOOR: 421 sq. ft., 39 m²
 TOTAL AREA : 842 sq. ft., 78 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans



espc

Waterloo Chambers, 19 Waterloo Street, Glasgow G2 6AH
 Tel: 0141 248 6178



McSparran McCormick
 SOLICITORS, NOTARIES & ESTATE AGENTS