



13 Cherrybank Gardens, Newton Mearns, Glasgow, East Renfrewshire, G77 6TX

Two Bedroom, Semi-Detached Family Home

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Property Description

Immaculately-presented, two-bedroom, semi-detached house with private gardens and monobloc driveway. Set in a quiet residential development, located in desirable Newton Mearns lying to the south of Glasgow city centre. The property is well positioned for Newton Mearns' local amenities and the highly regarded local schooling at both primary and secondary level.

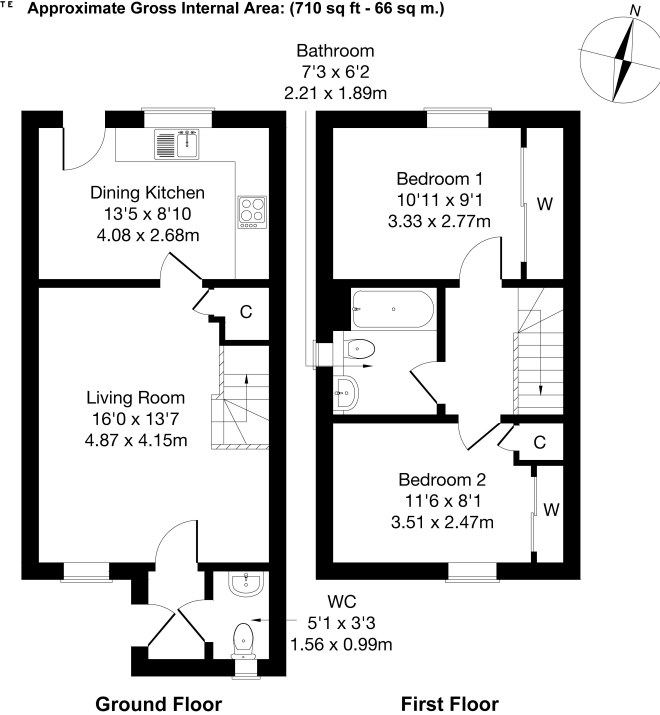
Comprises an; entrance hall, living room, dining kitchen, two double bedrooms, a bathroom and WC. Features include gas central heating, uPVC double glazing, TV and telephone points, and good integrated storage, including wardrobes in both bedrooms and a partially floored attic. Externally the property benefits from an easily maintained private rear garden with a lawn and patio, whilst there is a small front garden and multi-car drive to the side.

The entrance vestibule has space for outerwear and provides access to the ground floor WC and the lounge. With carpeted flooring and stairs to the first-floor landing, the living room offers a front aspect window, plain coving, and ample space for freestanding furniture. The modern dining kitchen affords access to the private rear garden and features fitted units with wood-effect worktops, tiled backsplash and a stainless steel sink set below a window. Appliances include an integrated oven and gas hob with extractor hood above, fridge/freezer, dishwasher, and washing machine.

On the first floor, bedroom one is set to the rear and offers a pendant light fitting and convenient storage provision with a built-in wardrobe. Likewise, front-set bedroom two also features a built-in wardrobe along with an additional separate cupboard and carpeted flooring. Completing the accommodation and with a side aspect window, the bathroom has a contemporary three-piece suite with a mains shower unit over the bath, tiled splash walls, and a ladder radiator.



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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newton Mearns, 7 miles southwest of Glasgow, is a growing and popular commuter suburb in East Renfrewshire. The M77 can be reached in under a minute, and lying on the main road to Ayrshire, the town has direct public transport links to Glasgow, Kilmarnock and Ayr. It is also served by two local rail stations at Patterton and Whitecraigs, for journeys further afield. All the expected shopping,

restaurants and facilities are available in the town centre, with The Avenue Shopping Centre providing high-street names. With numerous primary and secondary schools to choose from, the area also offers family activities with a wealth of outdoor parks, trails, and golf courses, including nearby Rouken Glen Park, Crookfur Park and the reservoirs along the Dams to Darnley Trail.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

