

35 Ryat Drive | Newton Mearns | G77 6SU



PJ | **Pacitti Jones**

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Description

Sitting in a small cul-de-sac consisting of only eight former show homes built by Messrs Wimpey Homes, a wonderful detached villa with a beautiful interior and landscaped gardens that are southerly facing at the rear.

The property has been extended and cleverly reconfigured by the present owners of nineteen years and is presented for sale in first class order throughout. The specification includes fresh and tasteful décor and neutral floor coverings throughout, a recently refitted WC and bathroom, an extensively fitted modern kitchen, double glazing and a system of gas fired central heating.

The accommodation in full comprises of an entrance vestibule, a large and welcoming entrance hallway with adjacent cloakroom/WC, a beautiful front facing lounge with focal point fireplace, dining room with aspects over the gardens at the rear and a large and extensively fitted breakfasting kitchen with ample space for a table and chairs and door direct to the gardens at the rear. The upper landing provides access off to four spacious bedrooms, all of which have fitted wardrobes and the master has a well-appointed shower room off. The accommodation is completed by a stylish family bathroom with full height tiling all round and a contemporary white three piece suite with electric shower over bath.

Externally, the southerly facing rear garden is landscaped, level and fully enclosed. The garden is mostly laid in lawn with shaped borders featuring a variety of trees and shrubs. There is also a paved patio, small summerhouse and further garden shed at the side. To front there is a lawn and adjacent driveway for two cars.

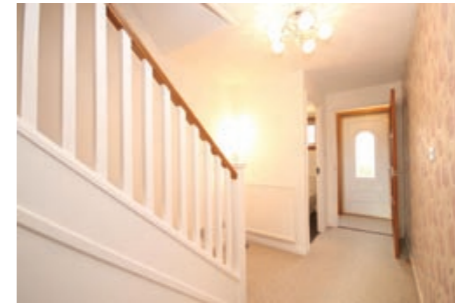
This property is located within a much sought after suburb located approximately nine miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital. Local amenities are varied and include a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Ryat Drive is also conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and local Harvie Avenue shops. Patterson Train Station is only a short walk away and recreational facilities such as Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs can be found a short distance away. In addition, this property sits within the catchments area for the highly reputable Primary and Secondary schools and the new state of the art Eastwood High School. The property is located approximately 1.5 miles from the private Belmont House School and is within easy reach of various pick up points for Glasgow's other private schools.

The Energy Performance rating on this property is C.

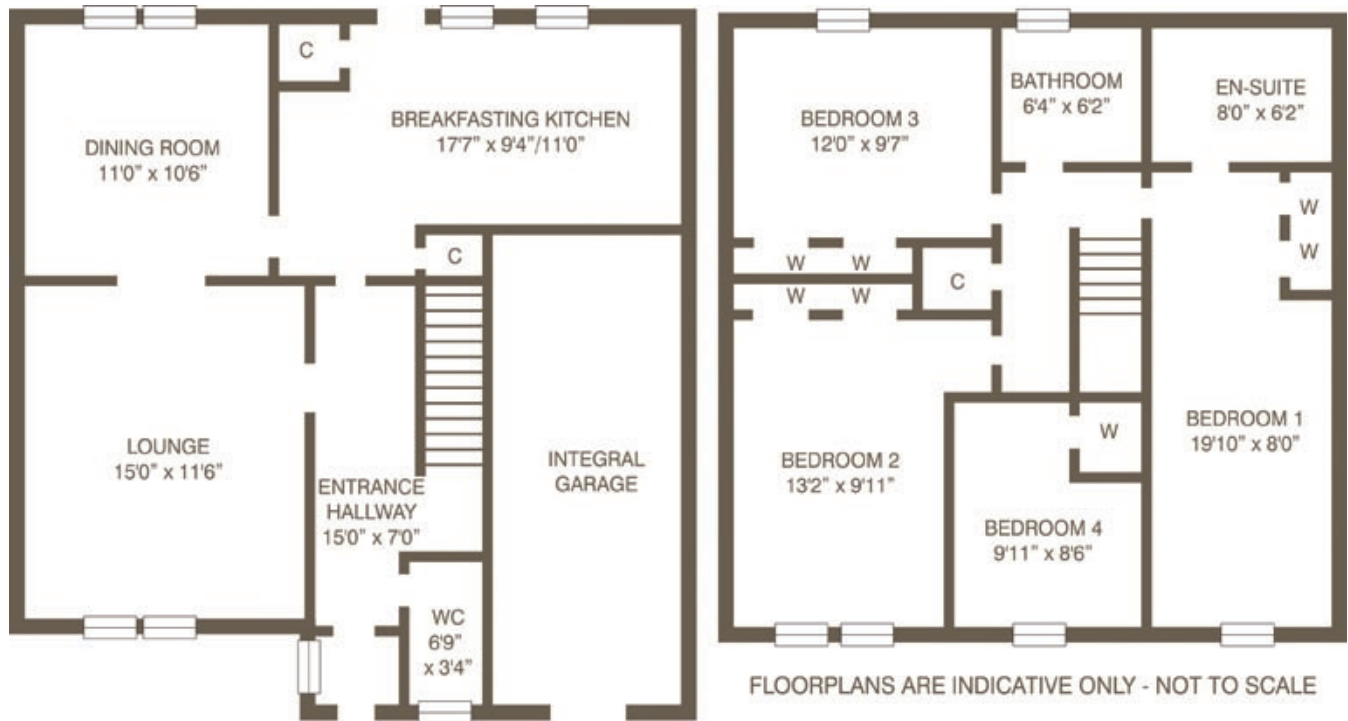


Key Features

- Successfully extended six apartment detached villa
- Preferred cul-de-sac position
- Immaculate walk-in condition
- Bathroom and WC refitted 2016
- Southerly facing rear garden

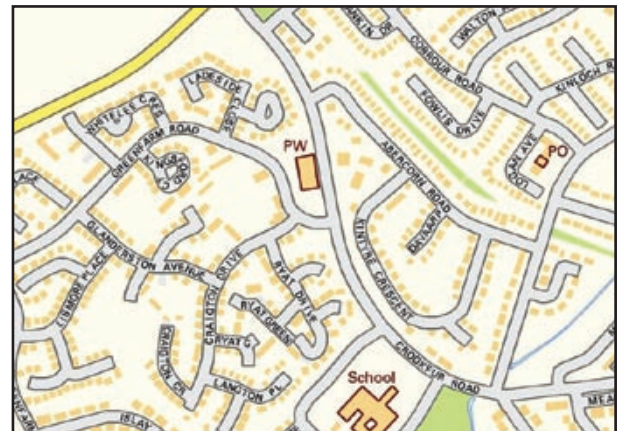


Floorplans



Travel Directions

From junction four off the M77, follow the slip road to the first roundabout and continue straight through. At the next roundabout take the second exit onto Crookfur Road. Continue along and take the first right turning onto Greenfarm Road. Turn first left into Craighton Road then first left again into Ryat Drive where the property is located within the second cul-de-sac on the left hand side.



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GSPC Reference: 240397

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