



Leebrae, 10 Old Humbie Road, Newton Mearns

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Situation

Old Humble Road displays many individual properties from the pre and post war era and has matured into one of the most sought after and prestigious areas to live within Newton Mearns.

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital Motorways which also provide 30 minute journey times to both Glasgow and Prestwick International Airports. There are regular train and bus services to Glasgow, East Kilbride and the beautiful Ayrshire coast.

A hugely popular suburb, Newton Mearns is a welcoming, family friendly town, with a fantastic, lively and inclusive community. If you choose to live in Newton Mearns, you will be in the catchment for some of Scotland's highest attaining primary and secondary schools, including Kirkhill Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools. Newton Mearns is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants, including Mearnskirk Coop, The Avenue Shopping Centre and Greenlaw Retail Park includes Waitrose, Aldi and Tesco Metro. Broomburn Park and local shops at the Broom are both just a short walk away.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs and Whitecraigs Tennis Club as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.









Description

Seldom available, a well presented and substantial family home, situated in one of Newton Mearns finest addresses, quietly positioned and accessed by tree line road, yet only a short distance to Mearns Cross and The Avenue Shopping Centre.

Leebrae affords particularly spacious, well appointed and flexible accommodation, redesigned, redeveloped and significantly extended by the present owners in 2016. In total the accommodation extends to around 4836 Sqft (449 Sqm), formed over three levels and provides flexible accommodation, well designed for family living.

At present the accommodation comprises:

Ground Floor: Welcoming entrance hall with contemporary oak and glass staircase to upper floor. An immediately impressive and spacious 33' drawing room centred around a feature fireplace with wood burning stove. Spacious combined kitchen/family/dining area overlooking the rear gardens. Well appointed Alno kitchen by Creative Designs equipped with a complement of wall mounted and floor standing units, island unit and complementary worktops. Ample space for dining table and chairs. Family area with fitted wall furniture. Patio doors open to rear garden. Gym/playroom. Separate utility room. Guest WC.

First Floor: Galleried landing affords access to three generous bedroom suites. Bedroom one is particularly spacious and comprises of dressing room, walk in wardrobe and a stunning refitted ensuite bathroom with freestanding bath and walk in shower. Bedroom two has an ensuite shower room. Bedroom three again is very spacious and benefits from an ensuite shower room.

Attic: Landing with storage and Velux window affording views over the surrounding countryside. Bedroom 4/ cinema room with a WC and storage.

A particular feature of Leebrae is the mature gardens. Enclosed rear garden with raised artificial lawn, pergola with hot tub and a summer house. Sun terrace with glass balustrading overlooks the front of the property.

The property further benefits from double glazing and central heating and is protected by a security alarm system/CCTV. There is a expansive driveway to the front offering ample parking for multiple vehicles with electric gates.





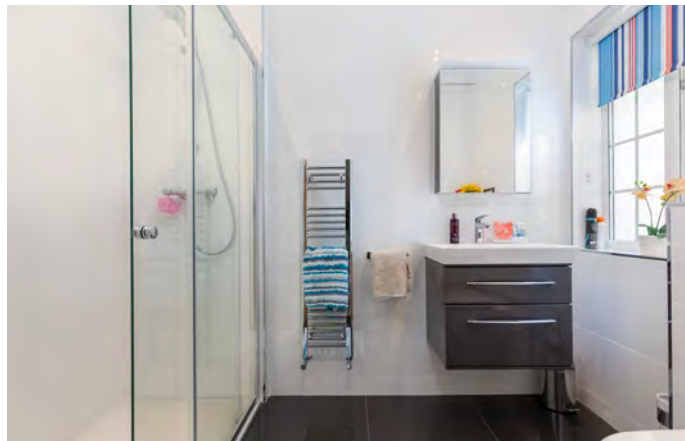


















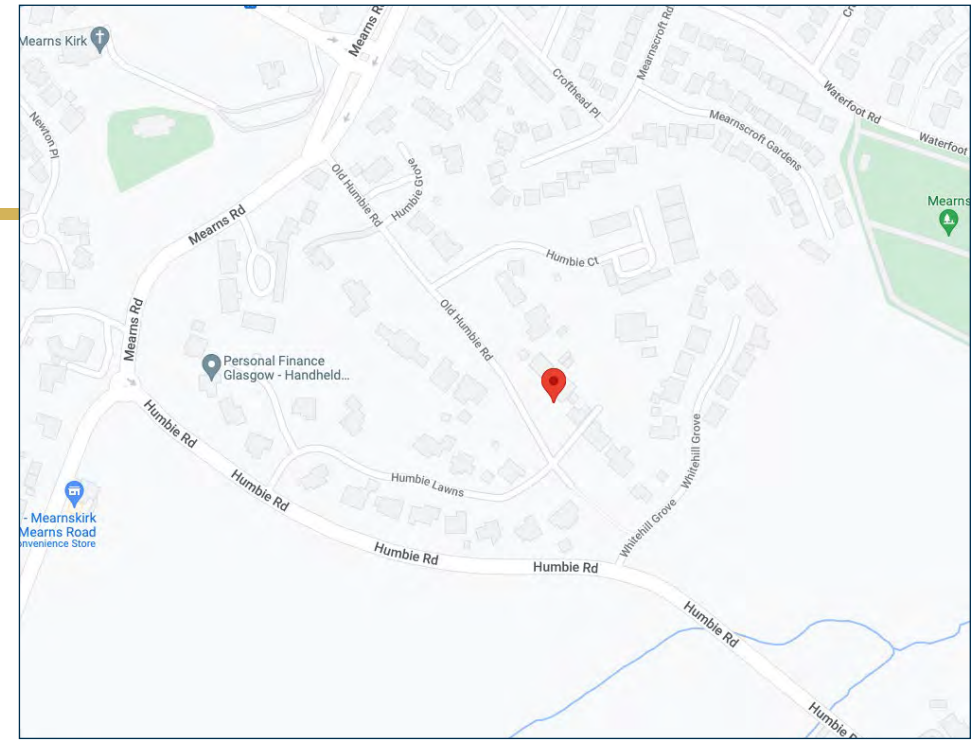


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Leebrae, 10 Old Humble Road, Newton Mearns G77 5DF

Approximate gross internal area 4836 sq ft - 449 sq m



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Band G

Fixtures and Fittings

Only items specifically mentioned in the sale particulars
are included in the sale price.

Energy Efficiency Rating

Band D

Services

The property will be supplied by mains water, gas and
electricity. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park, Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference 1470

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. produced by Potterplans Ltd. 2022

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

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