



2 Forrestfield Crescent, Newton Mearns

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

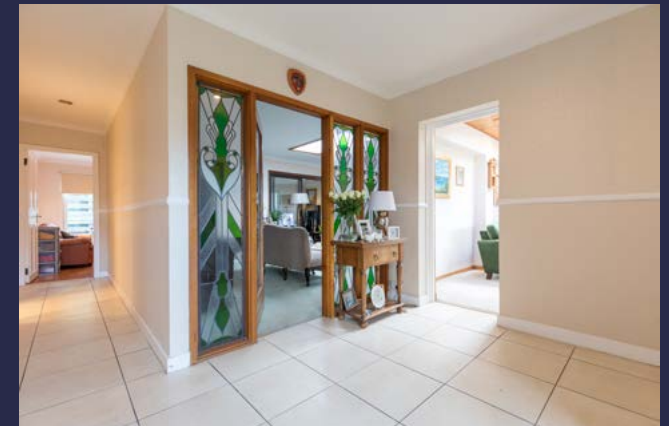
Situation

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.

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 The Avenue Shopping Centre. Also, close by, is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

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 have access to some of Scotland's highest attaining primary and secondary schools, including Eastwood High and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.









Description

Seldom available, a spacious four bedroom/ three public room detached villa, situated within the quiet residential pocket of Forrestfield Crescent, close to local shops, schools and transport links.

This property affords flexible accommodation formed over two levels, well designed for family living and comprises:

Ground Floor: Reception hallway with Guest WC. Generous sitting room with feature fireplace. Dining room with beautiful stain glass feature window. Family room, overlooking the front garden. Games room with large store cupboard. Well appointed dining kitchen, with a full complement on floor standing and wall mounted units, complementary worktop surfaces, breakfasting bar and French doors leading to the decked terrace. Useful utility room with internal courtesy door to garage. On the ground floor there are three bedrooms, all of which are of double proportions, one of which benefits from an ensuite shower room. An attractively re-fitted family bathroom, completes the lower accommodation.

First Floor: Landing providing study/office space and affording access to the principal bedroom with an ensuite shower room. Dressing room and French doors to a private terrace.

The property is further complemented by gas central heating, double glazing, well kept private corner gardens and a large driveway, providing ample off street parking and leading to a single integral garage.















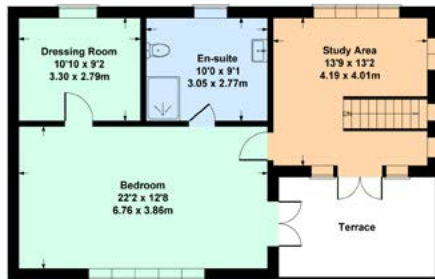


Nicol Estate Agents



2 Forrestfield Crescent, Newton Mearns G77 6DZ

Approximate gross internal area
Main House 2986 sq ft - 277 sq m
Garage 272 sq ft - 25 sq m
Total 3258 sq ft - 302 sq m



FIRST FLOOR

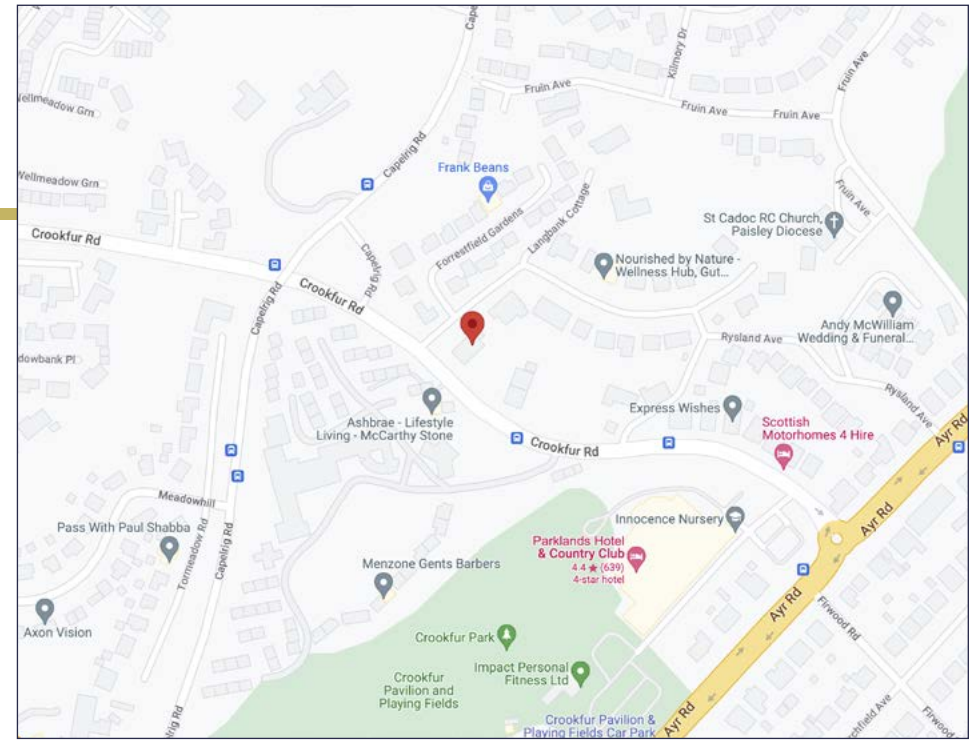


GROUND FLOOR

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. 2023

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.



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 2097

46 Ayr Road, Newton Mearns, Glasgow G46 6SA
T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

