



17 Edzell Drive, Newton Mearns

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

A hugely popular suburb, 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 around 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Edzell Drive is conveniently located for access to The Avenue Shopping Centre, Waitrose and Aldi at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining Primary and Secondary Schools, including Mearns Castle and St. Ninian's High Schools.









Description

A well presented five bedroom/three public room detached bungalow set within well kept private garden grounds, close to local transport links, Parklands Country Club and The Avenue.

This family home affords well appointed and flexible accommodation arranged over two floors, well designed for family living.

The accommodation comprises:

Ground Floor: Welcoming reception hallway with staircase to upper floor. Generous bay window sitting room with fireplace. Sliding doors connect to the dining room. Well appointed refitted kitchen with a range of wall mounted and floor standing units and complimentary worktop surfaces, in turn connecting to the bright family room with direct access to rear gardens. Principal bedroom with ensuite shower room. Bedroom Two. Bedroom three with bay window overlooking front of property. The refitted house bathroom completes the ground floor accommodation.

First Floor: Bright landing. Bedroom four and bedroom five/study.

The property is further complemented by gas central heating and double glazing. Gardens to front and rear of the property with a decked terrace, ideal for entertaining. South westerly orientation at rear. There is a driveway to the front of the property, providing off street parking. Electric car charger.











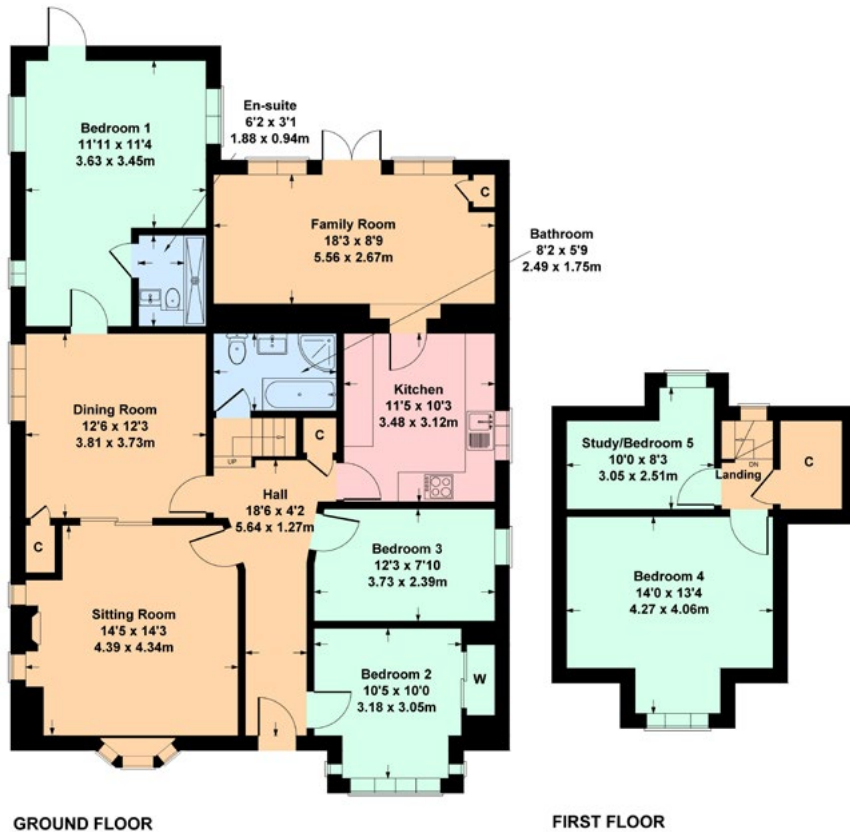


Nicol Estate Agents



17 Edzell Drive, Newton Mearns, G77 5QX

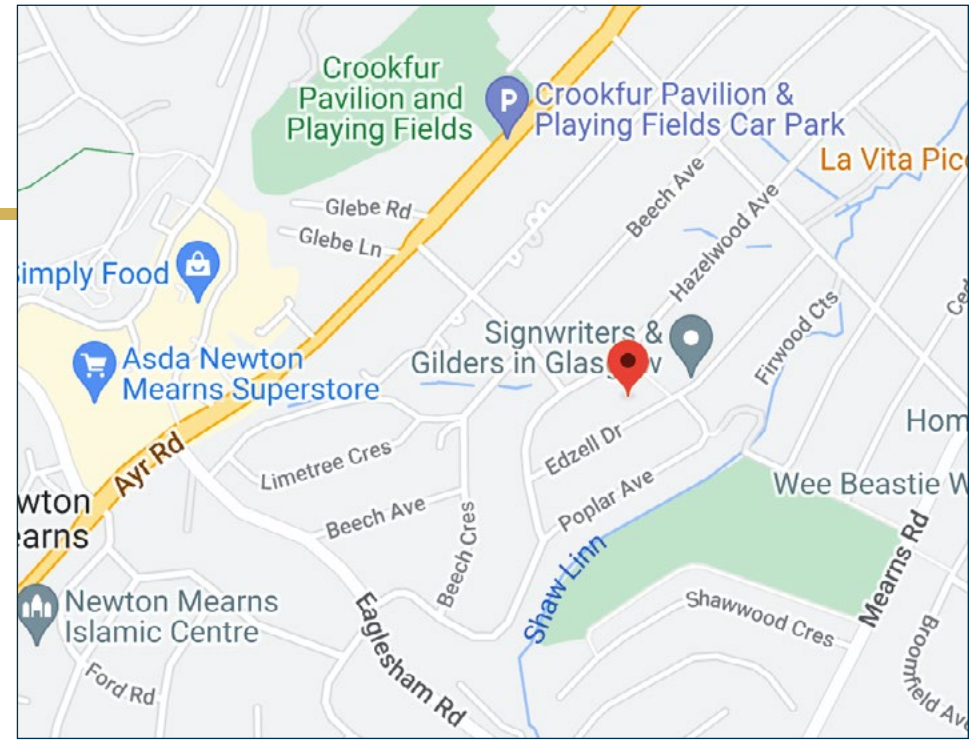
Approximate gross internal area 1,559 sq ft - 145 sq m



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. 2021

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 2913

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

