



236 Mearns Road, Newton Mearns

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Situation

The Broom Estate displays many individual properties from the pre and post war era, developed by Mactaggart and Mickel Homes and has matured into one of the most sought after and prestigious areas to live within Newton Mearns.

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 Kirkhill Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern 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 and The 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, Williamwood, Whitecraigs and Cathcart 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 four bedroom chalet style detached villa, set within extensive garden grounds, located within the desirable Broom Estate residential enclave of Newton Mearns, yet only a short walk to local shops at the Broom and nearby transport links on Mearns Road.

This family home benefits from a slightly elevated position, set back from Mearns Road and enjoys views over the surrounding district and countryside beyond.

The accommodation comprises:

Ground Floor: Entrance porch. Bright and welcoming reception hallway with staircase to upper floor. Generous sitting room with feature fireplace overlooking the front of the property. Family room. Dining room with French doors opening to the conservatory in turn affording access to the garden. Well appointed refitted breakfasting kitchen, equipped with a full complement of floor and wall mounted cabinets and complementary stone worktops. Bedroom three with fitted wardrobes. Bedroom four. Attractively refitted shower room.

First Floor: Bright upper landing with window to front. Generous principal bedroom with views over the surrounding area, walk in cupboard and ensuite shower room. Bedroom two and a WC.

A particular feature of this home is the extensive landscaped garden grounds. The front garden has expansive sections of lawn and affords views over the surrounding district and countryside beyond. The rear garden has a further lawn area, patio and enjoys a south westerly orientation. There is a large driveway to the front offering parking for several vehicles and leads to the detached garage. The property is further complemented by gas central heating and double glazing.













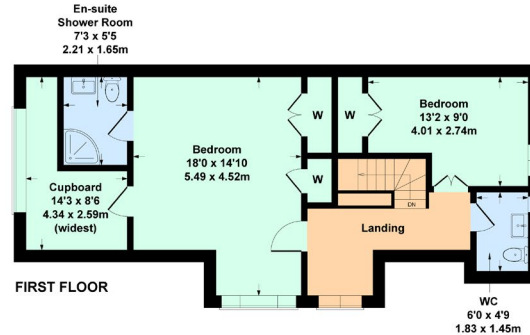
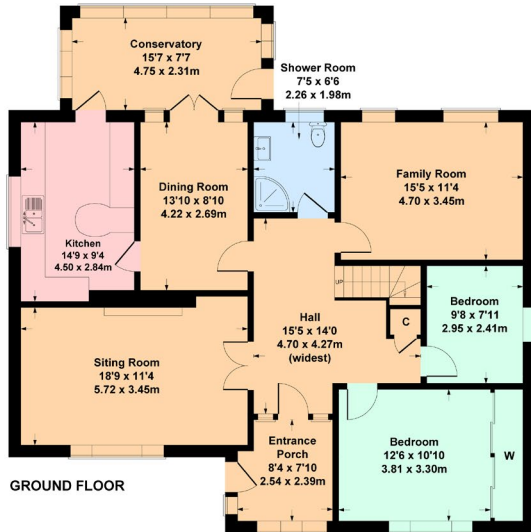




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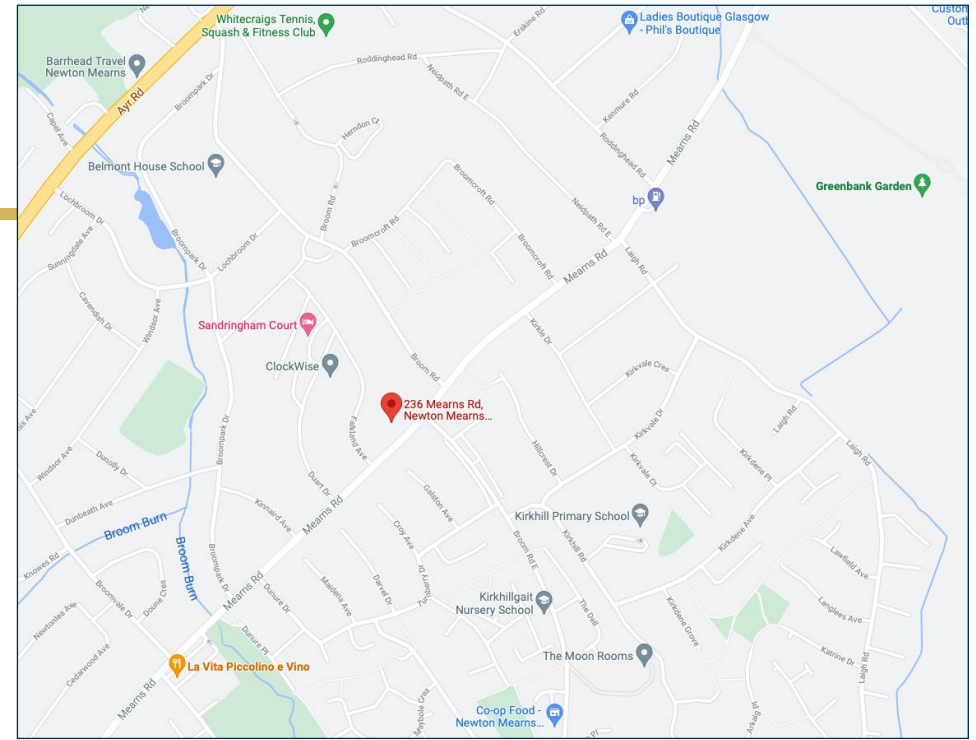
Approximate gross internal area 2024 sq ft - 188 sq m



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. 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.



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
Council Tax: 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 2015

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