



69 Newton Grove, Newton Mearns

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Situation

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.

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 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 the new Mearnskirk Coop, The Avenue Shopping Centre and local shops at the Broom. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

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

A well presented and spacious extended four bedroom detached villa by Dickie Homes set within private gardens, positioned within a quiet and short cul de sac, backing onto woodland, situated within the highly regarded Newton Grove development, only a short distance to Mearns Cross and The Avenue Shopping Centre.

This substantial modern detached villa has been extended and upgraded by the current owners and extends to approximately 2692 Sqft (250 Sqm), affording well appointed and flexible accommodation formed over two levels, well designed for family living.

The complete accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway with guest WC and staircase to upper floor. Generous and well presented dual aspect sitting room with feature fireplace. Dining/TV room overlooking the front of the property. An impressive and spacious combined kitchen/family and dining room enjoying aspects over the rear garden. Well appointed refitted bespoke kitchen by Robinson & White, equipped with a full complement of floor and wall mounted cabinets, large island unit, complementary Silestone worktops and integrated appliances. Open plan arrangement to a particular bright family/dining space with a large roof lantern and sliding doors opening to the garden. Two sets of three sectional sliding door screens afford direct access to the terrace and the rear garden, providing privacy and shelter. Separate utility room with Silestone worktop.

First Floor: Bright upper landing with a linen cupboard, providing access to all four double bedrooms. Spacious principal bedroom with walk in closet and attractively refitted ensuite shower room. Bedroom two has a vaulted ceiling with four Velux windows and an ensuite shower room with Porcelanosa tiling. Bedroom three with fitted wardrobe and drawer storage. Bedroom four with fitted wardrobes and drawer storage. An attractively refitted house bathroom with separate walk in shower enclosure and Porcelanosa tiling completes the upper accommodation.

The property is complemented by from gas central heating, double glazing is protected by a security alarm system.

A particular feature of this home is the well tended and attractive landscaped gardens. Enclosed, well stocked rear garden with deck terraces, ideal for entertaining. A driveway provides off street parking for several cars and leads to a double garage.







ROX









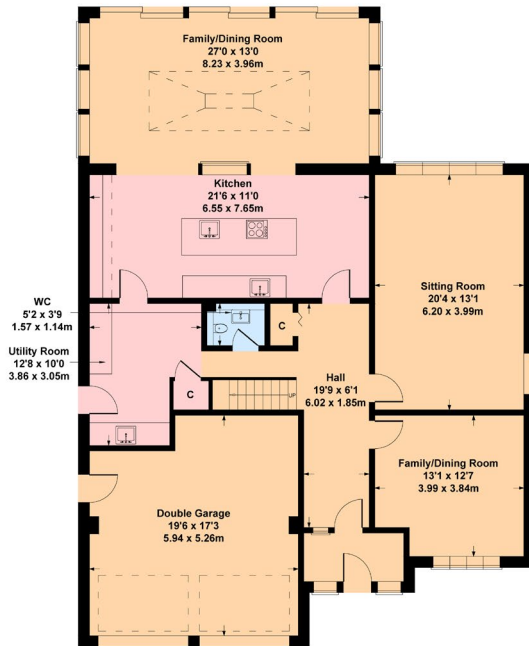
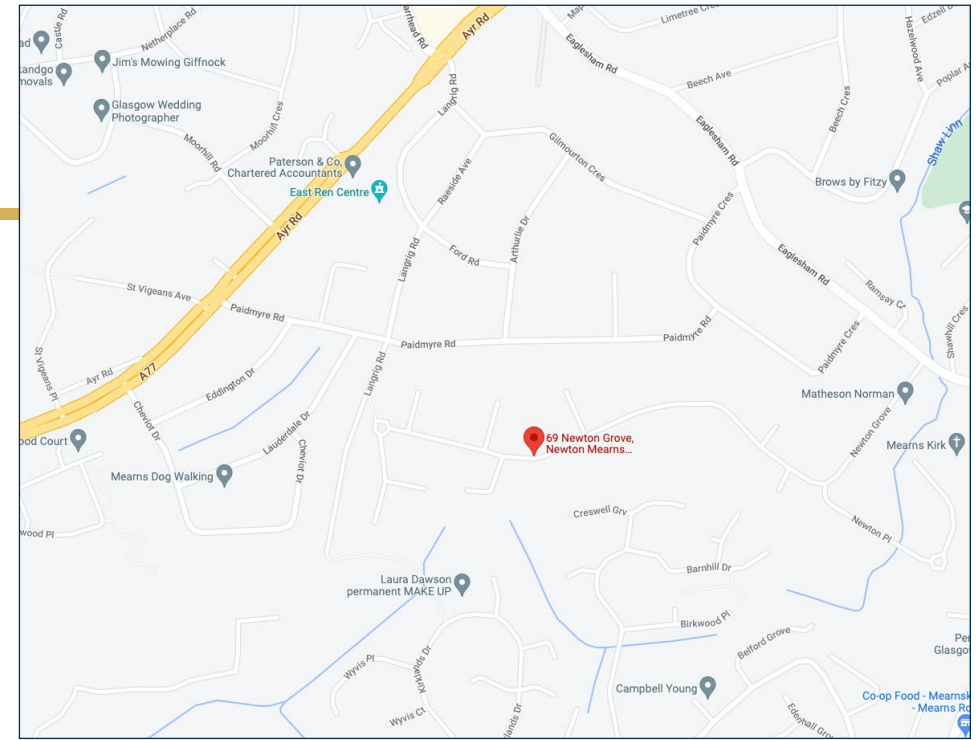


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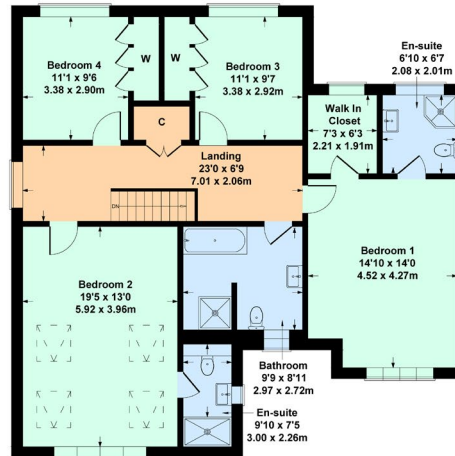


69 Newton Grove, Newton Mearns, G77 5QJ

Approximate gross internal area
Main House = 2692 sq ft - 250 sq m
Garage = 345 sq ft - 32 sq m
Total = 3037 sq ft - 282 sq m



GROUND FLOOR



FIRST 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. 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
Band G

Fixtures and Fittings

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

Energy Efficiency Rating

Band C

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 2091

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