



71 Newton Grove, Newton Mearns

[www.nicolestateagents.co.uk](http://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 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 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. Newton Grove is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.

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

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

71 Newton Grove is one of the most spacious detached villas in Newton Grove and is set within attractive and well maintained landscaped garden grounds. This substantial modern extended detached villa has been extended, upgraded and carefully maintained by the current owners and extends to approximately 2676 Sqft (248 Sqm), affording well appointed and flexible accommodation over two levels, well designed for family living.

The complete accommodation comprises:

**Ground Floor:** Large welcoming reception hallway with guest WC and staircase to upper floor. Generous and well presented oriel window sitting room with feature fireplace and living flame fire. TV room with French doors opening to terrace and gardens. Stunning family room with Stove and enjoying access to both terraces. The home office connects to the immediately impressive and spacious combined kitchen and dining room. Well appointed refitted modern dining sized, bespoke kitchen, which is equipped with a full complement of floor and wall mounted cabinets, large island unit, complementary granite worktops and integrated appliances. Open plan arrangement to breakfasting area. French doors affording access to the terrace and to the rear garden backing onto woodland, providing privacy and shelter. Separate utility room.

**First Floor:** Bright upper landing providing access to all four double bedrooms. Spacious principal bedroom with fitted units, dressing room and attractive refitted ensuite shower room. Bedroom two. Bedroom three. Bedroom four. An attractively refitted house bathroom with twin vanities, separate walk in shower enclosure and bath completes the upper accommodation.

The property is complemented by a refurbished interior and benefits from gas central heating, double glazing, internal speaker ceiling system on the ground floor and is protected by a security alarm system.

Occupying one of the largest plots in Newton Grove, a particular feature of this home is the well tended and generous landscaped gardens. Enclosed rear garden and side gardens with deck terraces, enjoying a south westerly orientation, ideal for entertaining. A spacious outbuilding/studio has been recently added creating the ideal home office environment with heating, power and lighting installed.

A driveway provides off street parking for several cars and leads to a double garage with electric car charger point.

















































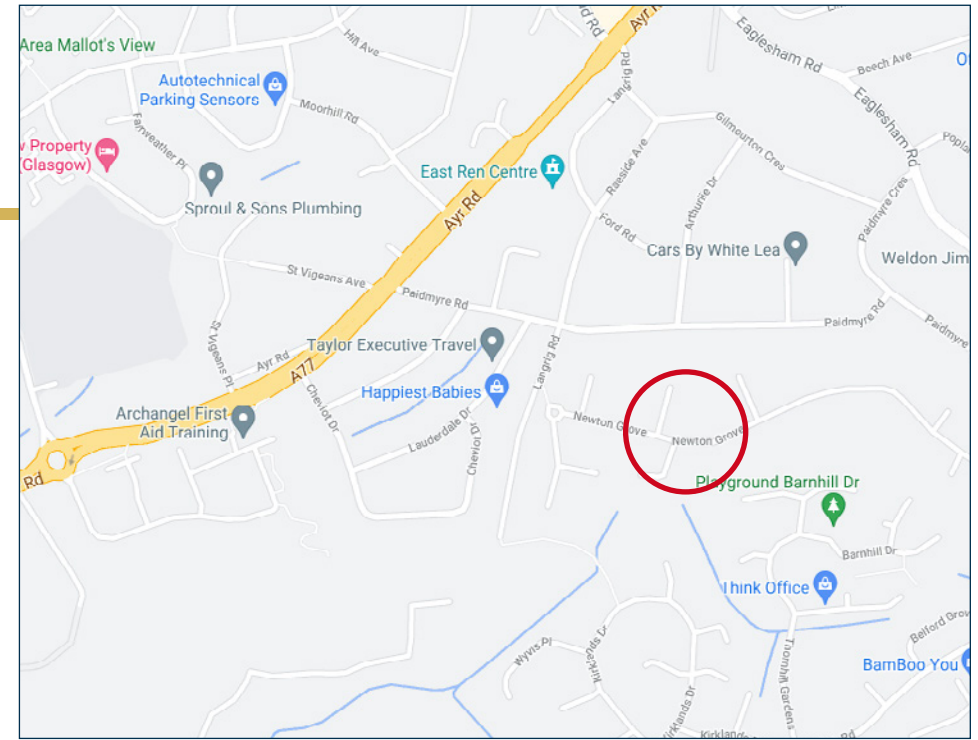
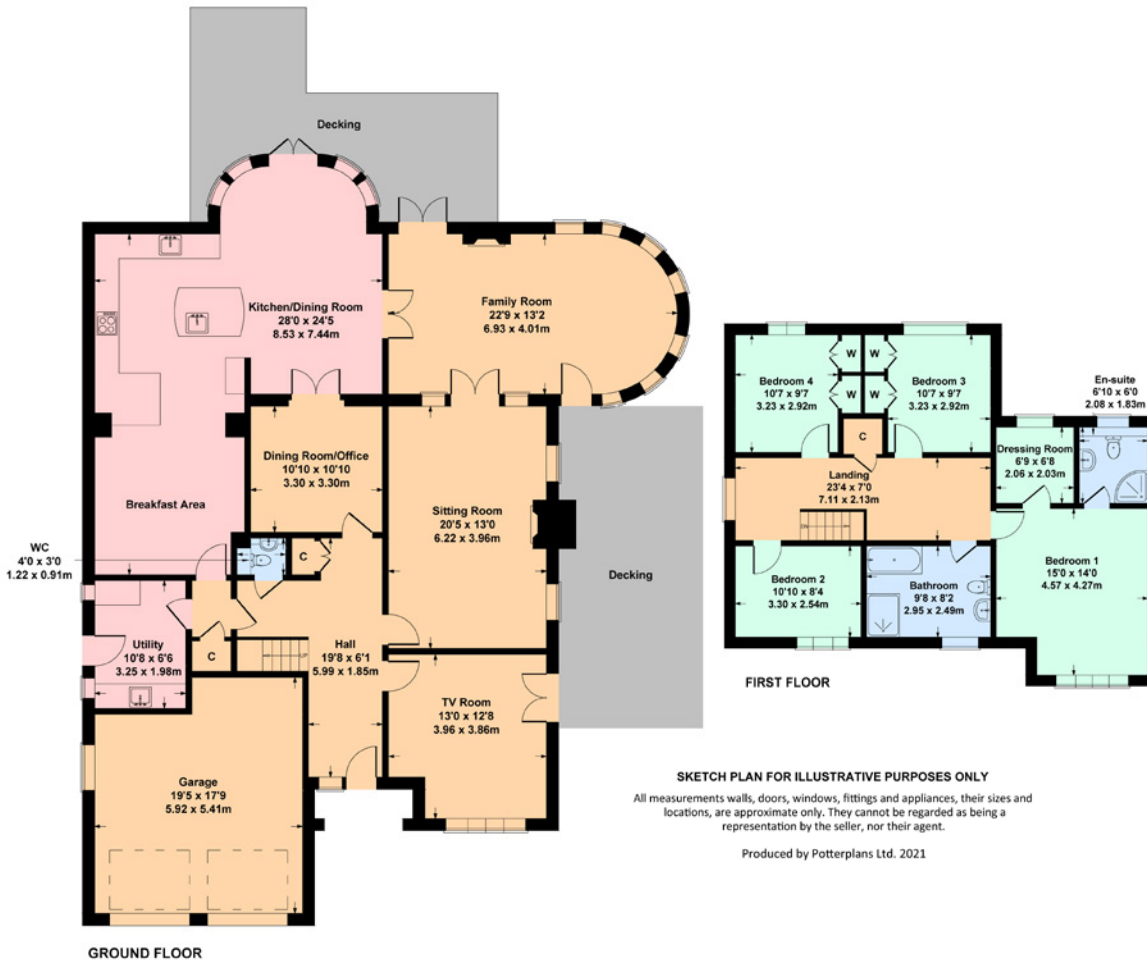
Nicol Estate Agents

## 71 Newton Grove, Newton Mearns, G77 5QJ

Approximate gross internal area 3,000 sq ft - 279 sq m

Main House: 2676 sq ft - 249 sq m

Garage: 324 sq ft - 30 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 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 1941

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.

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

