



Crofthead Cottage, 12 Crofthead Place, Newton Mearns

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Nicol Estate Agents



## Nicol Estate Agents

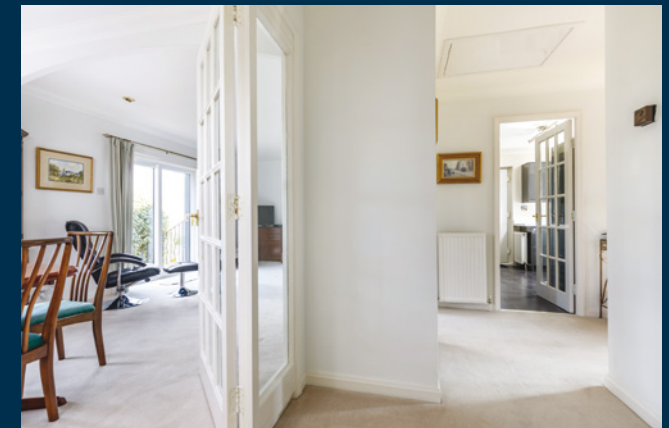
### Situation

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.

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 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.

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. Crofthead Place is conveniently located for access to the new Mearnskirk Coop, The Avenue Shopping Centre, Waitrose 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.









## Description

A rare opportunity to acquire this well presented and locally admired home, located within this popular residential pocket, close to local amenities and shops.

Crofthead Cottage forms part of the original Crofthead farm steading, converted by MacTaggart and Mickel around 1990 and has been upgraded and well maintained by the present owners, affording all on the level accommodation, set within attractive private gardens.

The complete accommodation comprises.

Entrance vestibule. Reception hallway with good storage. Spacious and bright sitting room with feature fireplace and patio doors opening to the well kept, enclosed rear garden. The sitting room is on an open layout to the dining room. Well-appointed refitted kitchen with a full complement of wall mounted and floor standing units and complementary worktops. Bedroom one with ensuite shower room and fitted wardrobes. Bedroom two, again a double bedroom, with fitted wardrobes and overlooks the rear garden. An attractively refitted house bathroom, with three piece suite completes the accommodation.

The property is further complemented by gas central heating with an upgraded boiler, replacement double glazing and a driveway leading to a garage. Well kept landscaped garden grounds with a south westerly facing enclosed rear garden. Summer house and two garden sheds.









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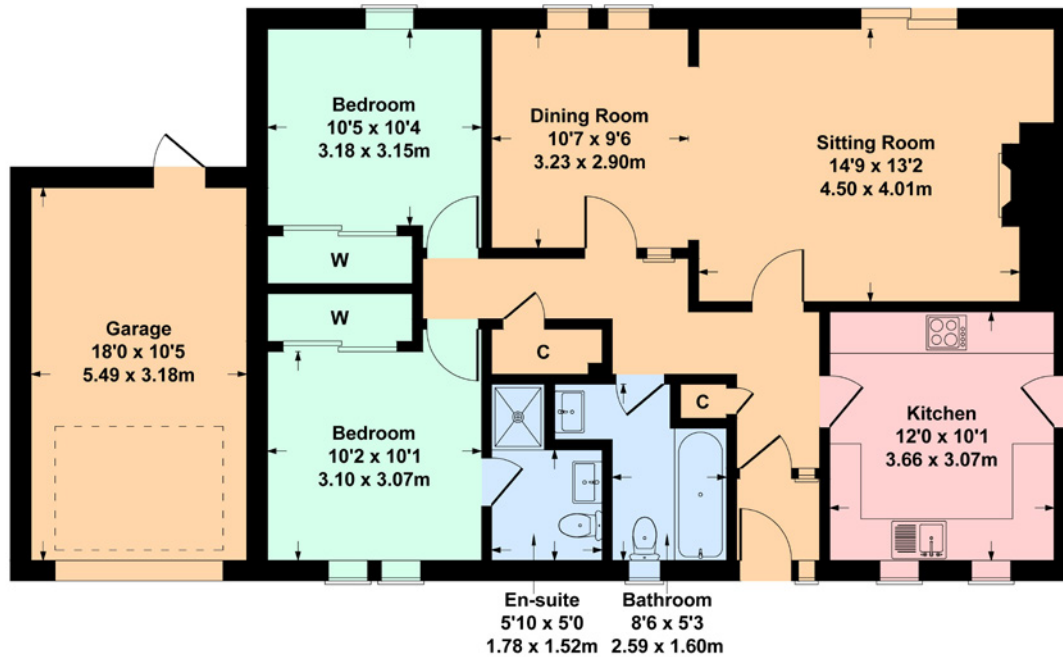


## Crofthead Cottage, 12 Crofthead Place, Newton Mearns, G77 5QQ

Approximate gross internal area 1,163 sq ft - 108 sq m

Main House = 975 sq ft - 91 sq m

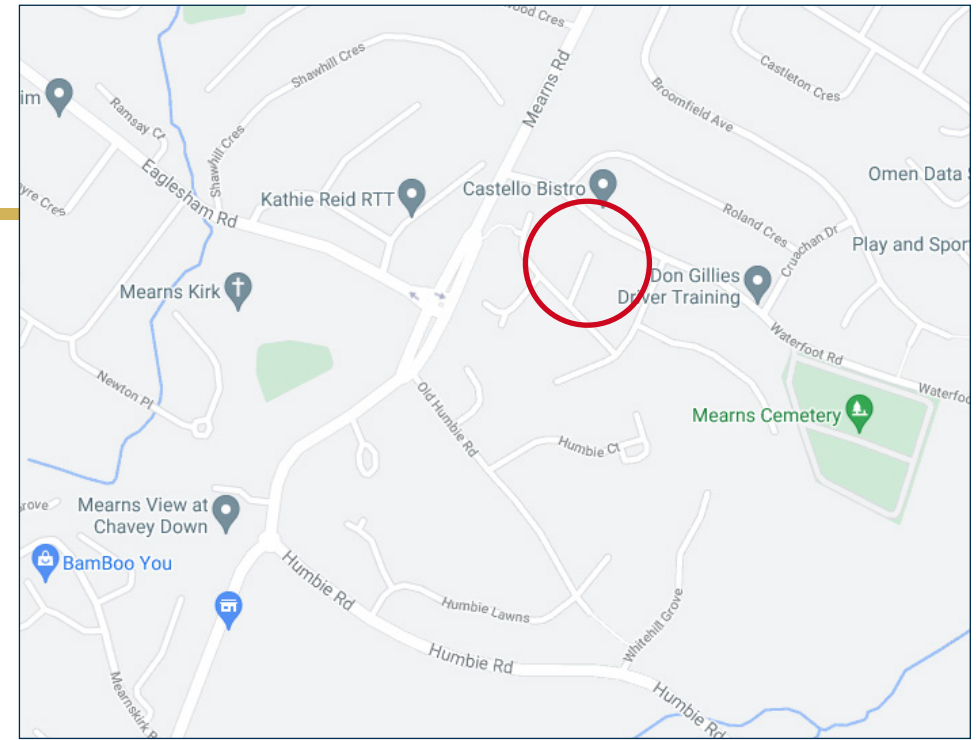
Garage = 188 sq ft - 17 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings 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



### 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: F

### 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, drainage 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 1913

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

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