



23 Falkland Avenue, 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. Falkland Avenue is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

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 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 detached villa, 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 has undergone a significant transformation in recent years and affords well appointed flexible accommodation, with a stylish modern interior

The accommodation comprises:

Ground Floor: Entrance vestibule. Bright and welcoming reception hallway with guest WC, storage and contemporary staircase to upper floor. Generous bay window sitting room with feature fireplace overlooking the front of the property.

A spacious combined kitchen/ dining and family room overlooks the rear gardens. Well appointed refitted breakfasting kitchen, equipped with a full complement of floor and wall mounted cabinets, island and complementary worktops. The kitchen is on an open plan arrangement to the dining and family room with French doors opening onto the garden grounds. Separate utility room.

First Floor: Bright upper landing providing access to four bedrooms. Generous principal bedroom with bay window and refitted ensuite shower room. Bedroom two. Bedroom three. Bedroom four. An attractively refitted house bathroom completes the accommodation.

A particular feature of this home is the generous landscaped garden grounds, providing privacy and shelter. The rear garden has a large section of lawn and enjoys a south westerly orientation. There is a driveway to the front offering parking for several vehicles and leads to the detached double garage.

The property is further complemented by gas central heating and double glazing.















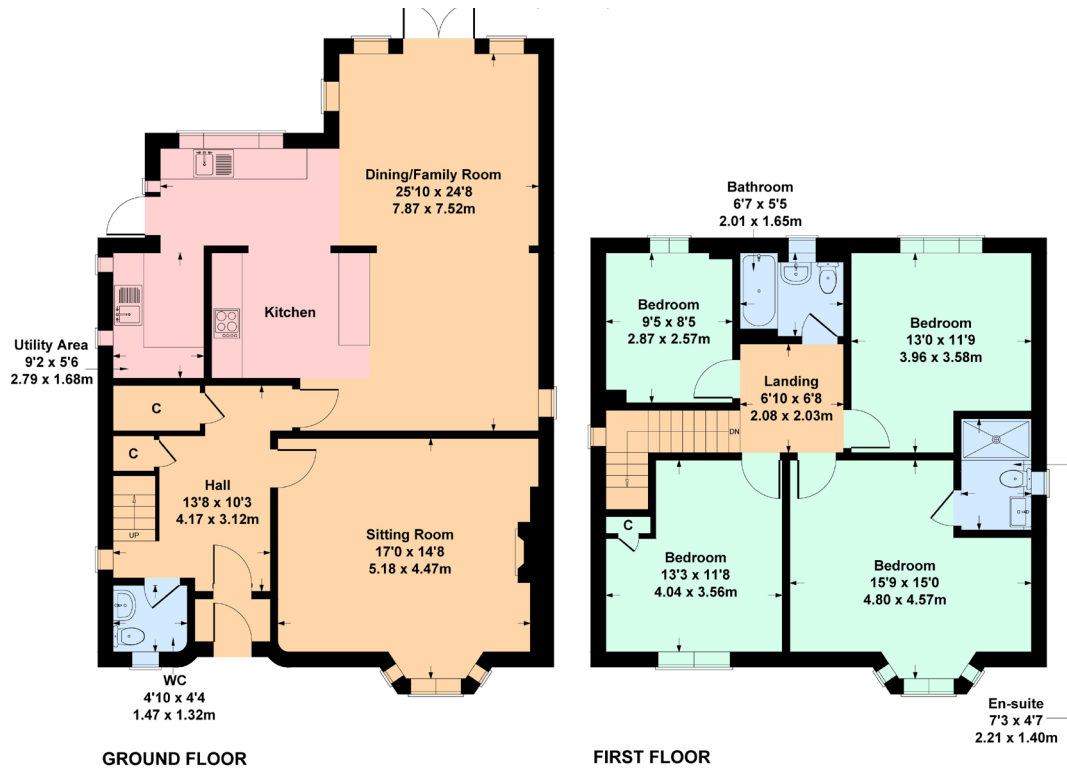


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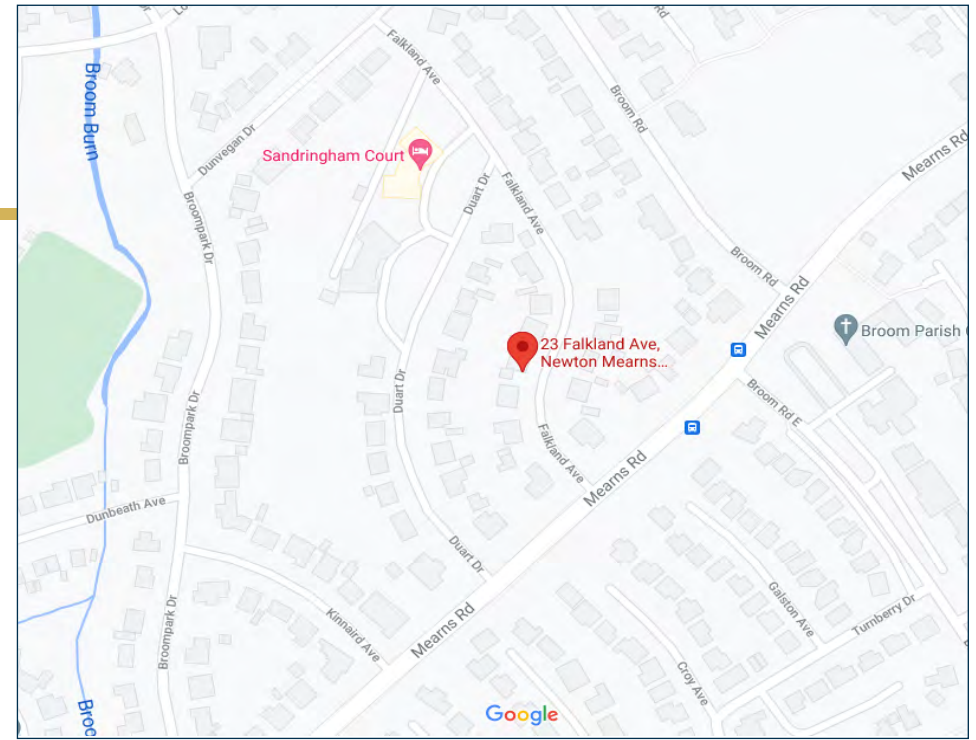
Approximate gross internal area 1705 sq ft - 158 sq m



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

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 1954

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.

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