



6 Lawfield Avenue, Newton Mearns

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## 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 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.

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 Coop on Broom Road East, Broomburn Park and local shops at the Broom, The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro.

Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling and tennis clubs, 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.







## Description

Seldom available, a beautifully presented and upgraded two bedroom semi detached bungalow, located within a short cul de sac, close to local shops at the Broom and nearby transport links on Mearns Road.

This property has undergone a significant transformation in recent years and affords well appointed flexible accommodation, with a stylish modern interior.

The accommodation is all on the level and comprises:

Reception hallway with storage cupboard. Impressive dining room on an open plan layout to a well appointed refitted kitchen with complementary worktops and integrated appliances. Bright and spacious sitting room. Inner hall leads to both bedrooms and the bathroom. Bedroom one with fitted wardrobes. Bedroom two. Both bedrooms have views onto the rear garden. An attractively refitted house bathroom, with shower over bath, completes the accommodation.

The property is further complemented by replacement gas central heating, double glazing and a driveway to the side of the property leading to a single detached garage. Well kept landscaped garden grounds with a summer house. Security gates enclose the rear garden.













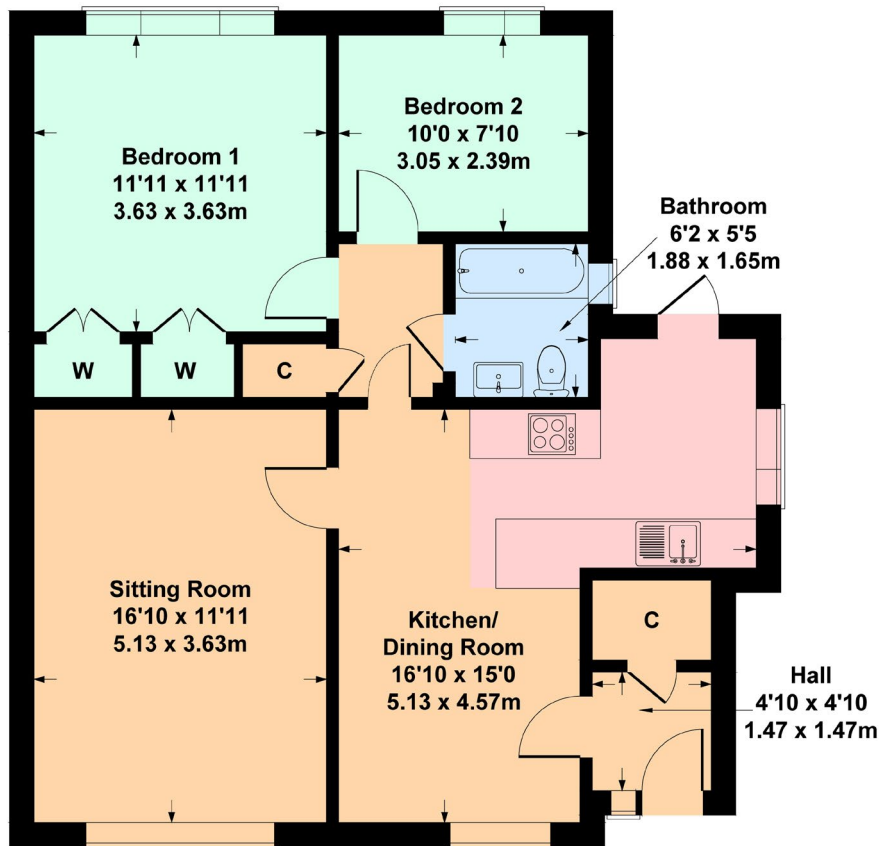


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## 6 Lawfield Avenue, Newton Mearns G77 5EG

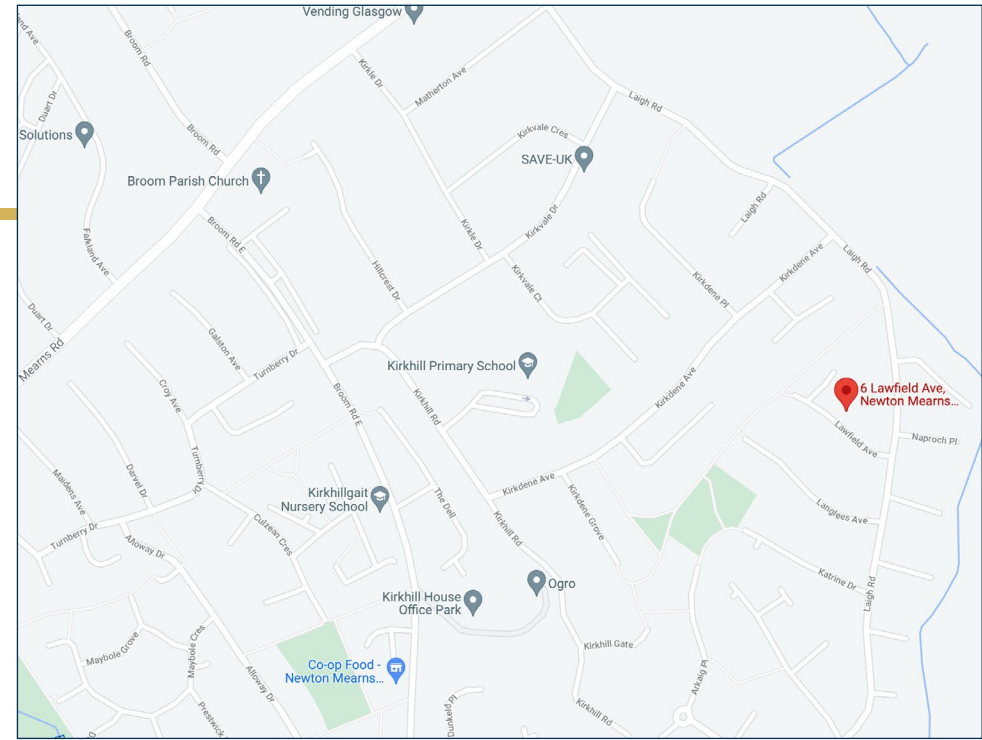
Approximate gross internal area 833 sq ft - 77 sq m



### 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. 2021

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 E

### 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 1989

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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