Glenelg, 75 Ayr Road, Newton Mearns

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.

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 Marks & Spencer's on the Ayr Road, The Avenue Shopping Centre and The Greenlaw Retail Park with Waitrose, Aldi and Tesco Metro.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, East Renfrewshire, Bonnyton and Whitecraigs Golf Club, 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 Kirkhill Primary School, Mearns Castle and St. Ninian's High Schools. The property is located approximately 0.25 miles from the private Belmont House School and within easy reach of various pick up points for other Glasgow private schools.

Description

Seldom available, a particularly spacious four bedroom/two public room detached bungalow, located close to local amenities, schools and services.

The flexible accommodation is arranged over two levels and would now benefit from modernisation, the complete accommodation extends to:

Ground Floor: Entrance vestibule. Spacious reception hall with staircase to upper floor. Generous bay window sitting room overlooking the front garden. Family room. Separate dining room/ bedroom three. Kitchen fitted with a range of floor and wall mounted cabinets and complementary worktops. Utility room. Study/ bedroom four. The cloak room and house bathroom complete the lower accommodation.

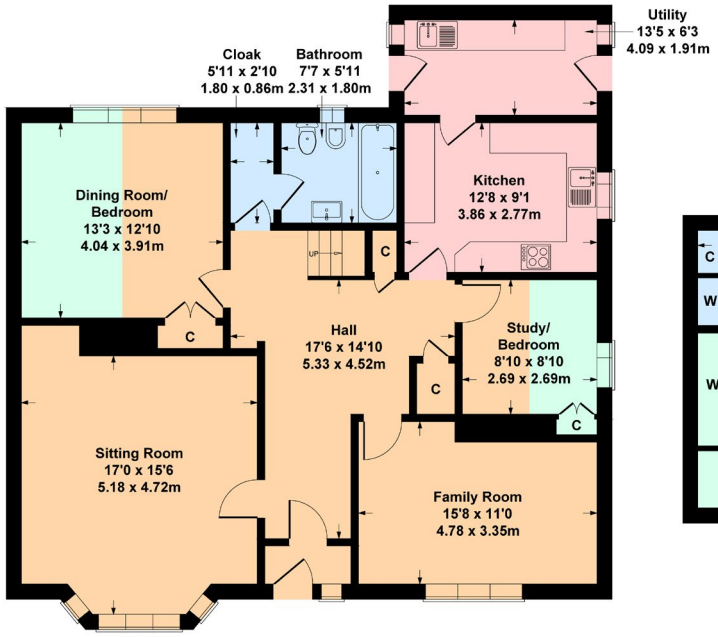
First Floor: Bedroom one with ensuite shower room. Bedroom two with WC. Good eaves storage

The property is further complemented by gas central heating with a replacement boiler and double glazing. Well kept landscaped gardens. A driveway and a double garage with automatic door are located to rear of the property, accessed from Lochbroom Drive.

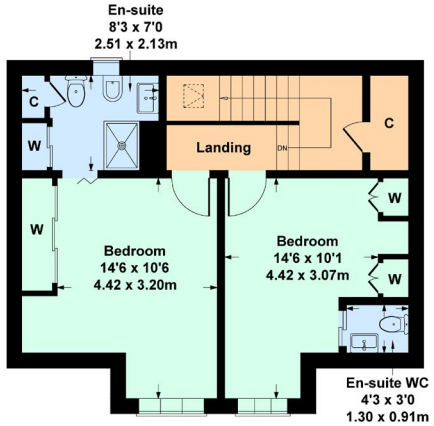
Nicol Estate Agents

Glenelg, 75 Ayr Road, Newton Mearns, G77 6QU

Approximate gross internal area 1747 sq ft - 162 sq m



GROUND FLOOR

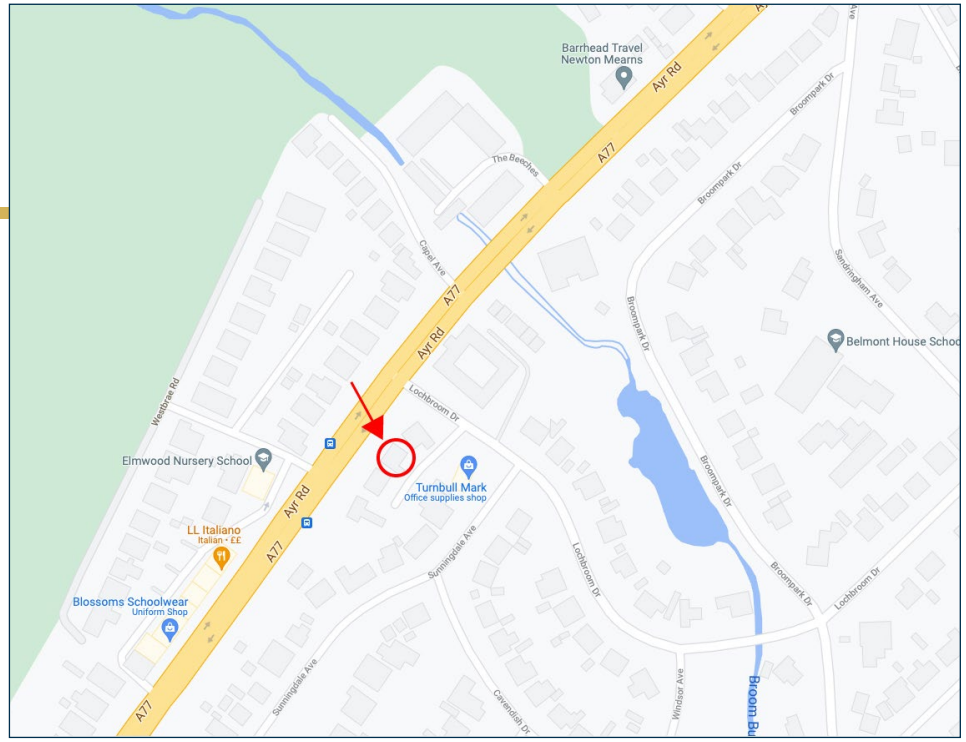


FIRST FLOOR

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. 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 G

Fixtures and Fittings

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

Energy Efficiency Rating

Band E

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 2009

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

naea | propertymark PROTECTED
The Property Ombudsman