



Brook Cottage, 48 Eaglesham Road, 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 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.

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. Brook Cottage is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park, Mearnskirk Coop, 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, including Mearns Castle and St. Ninian's High Schools.









Description

A spacious and locally admired four bedroom detached home, set within extensive garden grounds, only a short distance to The Avenue Shopping Centre and nearby transport links on Eaglesham Road.

Internally the property has been extended and well maintained by the current owner. The complete accommodation extends to around 3,200 Sqft (290 Sqm), affording flexible and generously proportioned living formed over two levels.

Ground Floor: Welcoming reception hall affording access to upper level. Well presented dining/ family room on a semi open plan arrangement to the bright and spacious 'Mozolowski & Murray' conservatory style drawing room. Dining kitchen fitted with a range of wall mounted and floor standing units. Separate utility room. Shower room with three piece suite. Principal bedroom suite with dressing room, ensuite bathroom and affording access to a leisure complex. A 'Mozolowski & Murray' conservatory houses the leisure complex with a sauna, shower enclosure, WC, jacuzzi and fitness swimming pool.

First Floor: Bright upper landing leading to three further bedrooms and providing with eaves storage. All further bedrooms, benefit from fitted wardrobes. The house bathroom with twin vanity sinks and separate shower enclosure completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well tended and landscaped gardens, enclosed rear garden with southerly orientation, providing privacy and shelter, ideal for entertaining. A monobloc driveway with ample parking leads to a double detached garage.















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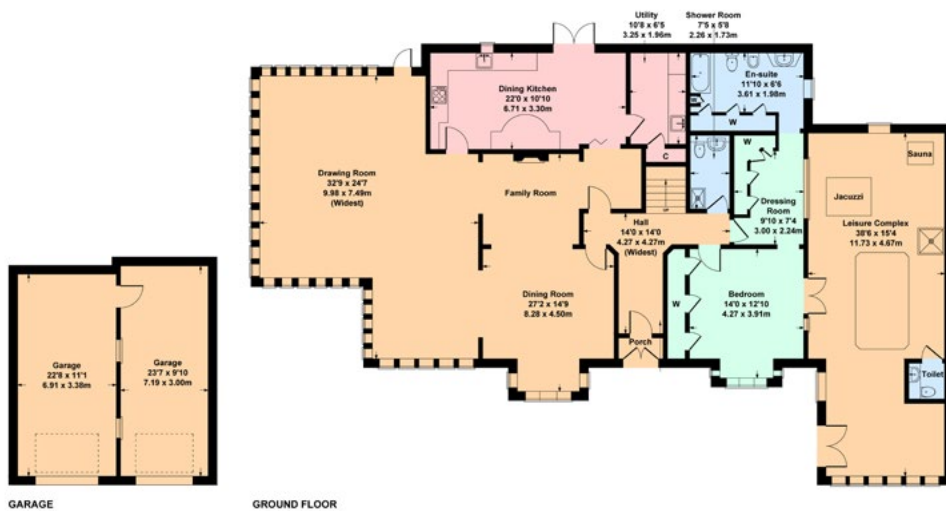


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Approximate gross internal area
Main House = 3209 sq ft - 298 sq m
Garage = 494 sq ft - 46 sq m
Total = 3703 sq ft - 344 sq m



FIRST FLOOR

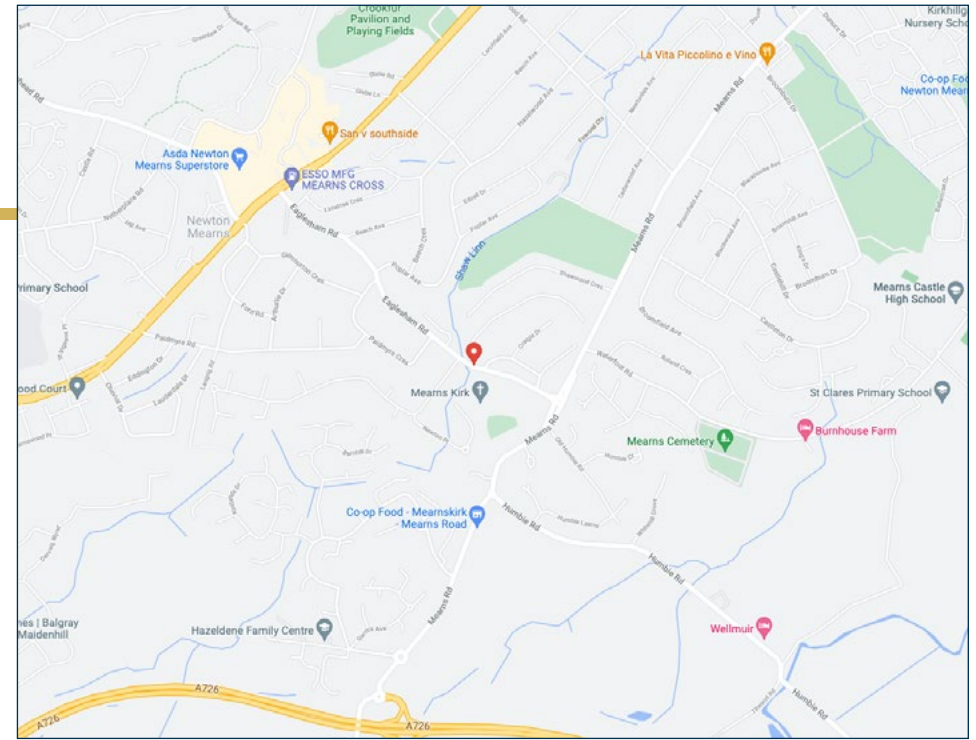


GROUND FLOOR

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.

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 2034

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