



79 Larchfield 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 Southern Orbital Motorways which also provide around 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. Larchfield Avenue is conveniently located for access to The Avenue Shopping Centre, with Marks and Spencer and Asda. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

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.

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

Seldom available, a well presented and substantial family home set within this popular residential pocket of Newton Mearns, close to Mearns Cross and The Avenue.

One of the largest homes we have seen recently in the area, affording particularly spacious, well appointed and flexible accommodation, upgraded and extended by the present owners, arranged over three floors. In total the accommodation extends to around 4544 Sqft (422 Sqm including the studio) and provides flexible accommodation, well designed for family living.

At present the accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming entrance hall with staircase to upper floor. Well presented bay window sitting room with fireplace. Dining room connecting to the family room. An immediately impressive and spacious 44' combined kitchen/family/dining area overlooking the rear gardens with a contemporary staircase to lower ground floor accommodation. There is also an office/ playroom on a semi open plan layout to the main family room, in turn providing access to the studio. Well appointed kitchen fitted with a complement of wall mounted and floor standing units and complementary worktops. Separate utility space. Bedroom four is a double size bedroom and overlooks the front of the property. An attractively refitted shower room services the ground floor accommodation.

First Floor: Bright landing with roof lantern provides an abundance of natural light and affords access to three generous bedroom suites. Bedroom one is particularly spacious and comprises of generous sitting/dressing room area, walk in dressing room, walk in wardrobe and an attractively refitted ensuite bathroom with freestanding bath and separate shower enclosure. Bedroom two has fitted wardrobes and a refitted ensuite bathroom. Bedroom three again is very spacious and benefits from fitted wardrobes and a refitted ensuite shower room.

Lower Ground Floor: Bright and generous 37' games room with bar, with two sets of French doors opening to the rear garden. Guest WC with twin vanity sinks. Walk in storage cupboard.

The property is further complemented by gas central heating and double glazing. Well kept and private garden grounds. There is a driveway to the front providing parking for several cars.











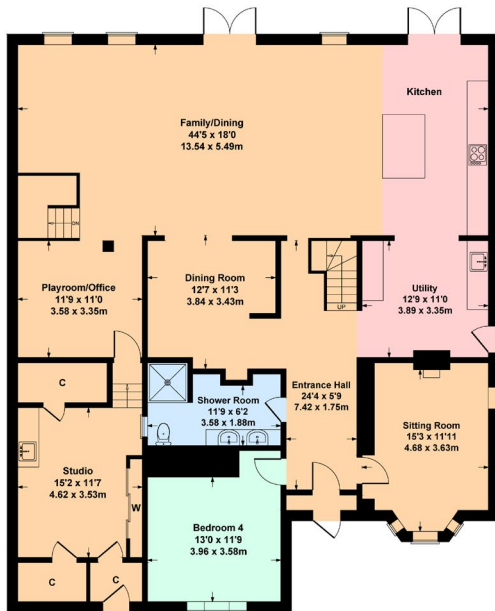


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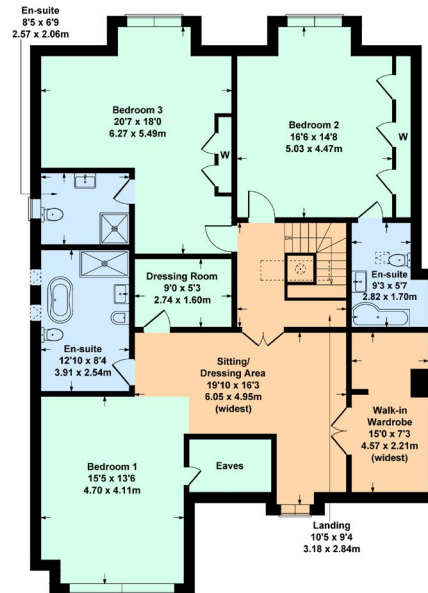


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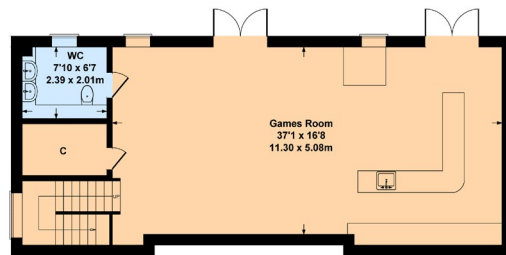
Approximate gross internal area
Main House = 4270 sq ft - 397 sq m
Studio = 274 sq ft - 25 sq m
Total = 4544 sq ft - 422 sq m



GROUND FLOOR



FIRST FLOOR

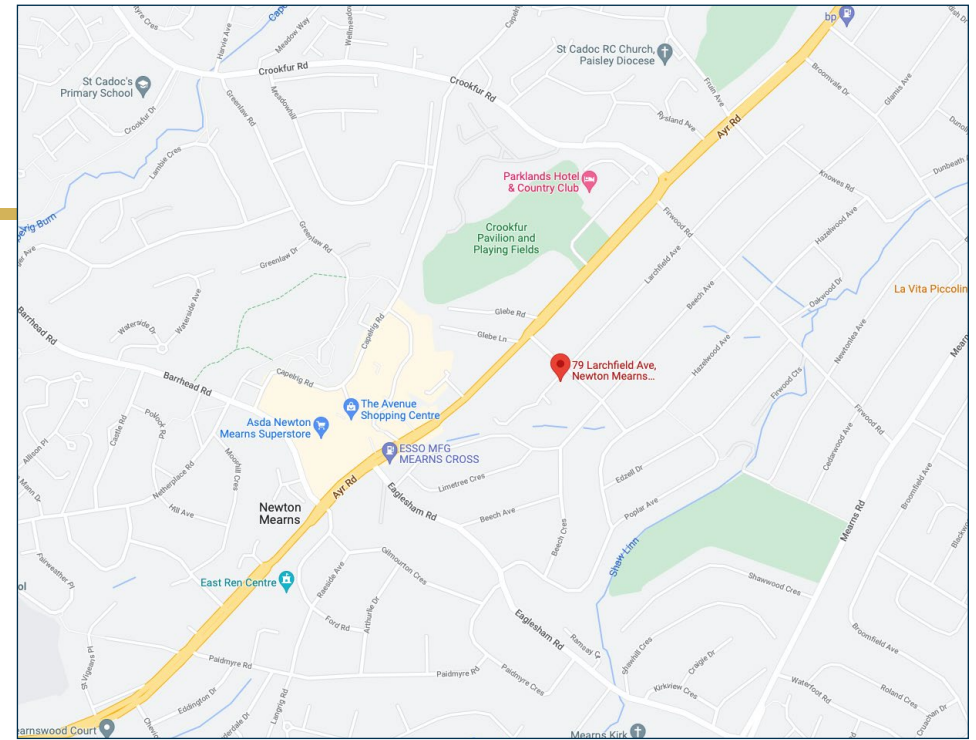


LOWER GROUND FLOOR

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. produced by Potterplans Ltd. 2022

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 F

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 2084

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