



1 Castleton Avenue, Newton Mearns

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Nicol Estate Agents





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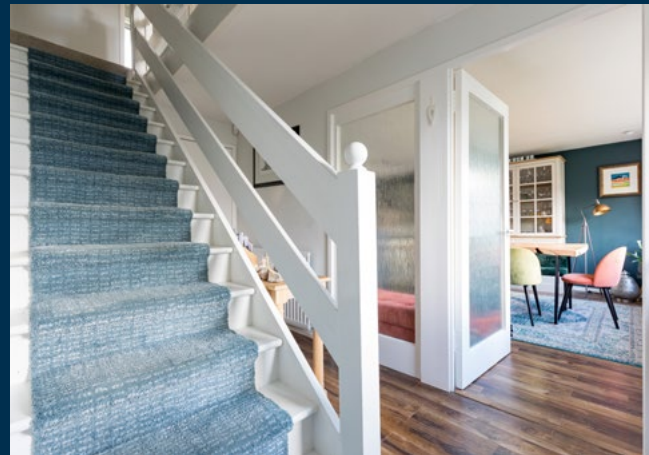
### Situation

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, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

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 with Waitrose 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, Cathcart, Williamwood and Whitecraigs 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.











White upper kitchen cabinets with silver handles, located on the left side of the kitchen.

A stainless steel range hood mounted above the stove, with a white chimney pipe extending to the ceiling.

White upper kitchen cabinets with silver handles, located above the stove and countertop area.

A white microwave oven on the left, a red pot on the stove, a white toaster, a white kettle, and a green bread bin on the countertop.

A stainless steel double oven with two glass doors, located under the countertop.

White lower kitchen cabinets with silver handles, including drawers and doors, located along the countertop.

A white glass-fronted cabinet with a wooden top, located on the right side of the kitchen.

Three brass pendant lights hanging from a long brass track on the ceiling, illuminating the kitchen island.

A colorful magazine or book standing on a wooden stand on the kitchen island.

A built-in wine cooler with a glass door, located under the kitchen island.

A white kitchen island with a curved end, featuring a wine rack on the side and a dark countertop.

A white vase filled with bright yellow sunflowers, sitting on the kitchen island.

A single large glass pendant light hanging over the dining area.

A red curtain hanging from a window on the right side of the kitchen.

A dining table with a white tablecloth and several chairs, located in the background near a window.

A dark wood-look laminate floor covering the kitchen and dining area.



## Description

A beautifully presented, extended four bedroom semi detached villa, located within this sought after residential enclave of Newton Mearns.

The property provides flexible and stylish accommodation, well designed for family living, comprising:

**Ground Floor:** Welcoming entrance hallway with guest WC. Bright and spacious sitting room with a feature fireplace and enjoying lovely aspects over the front and rear gardens. Dining/family room on an open plan arrangement to the kitchen. Well appointed, bespoke kitchen with a full complement of wall mounted and floor standing units, complementary worktop surfaces and breakfasting bar. Separate utility room.

**First Floor:** Upper landing affording access to all four bedrooms. Stunning principal bedroom with vaulted ceiling and an ensuite bathroom with a separate shower enclosure. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes. Bedroom four with cupboard space. An attractively refitted house bathroom completes the overall accommodation.

The property is further complemented by gas central heating and double glazing throughout. Well-tended and landscaped garden grounds, enclosed garden to the rear and side of the property, with a decked terrace, ideal for entertaining. There is a large driveway to the front of the property providing ample off street parking.





















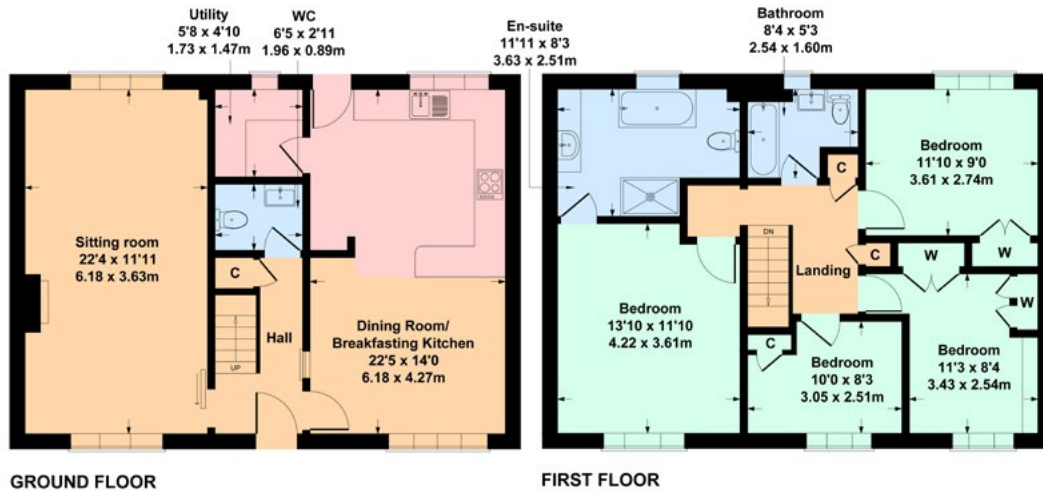
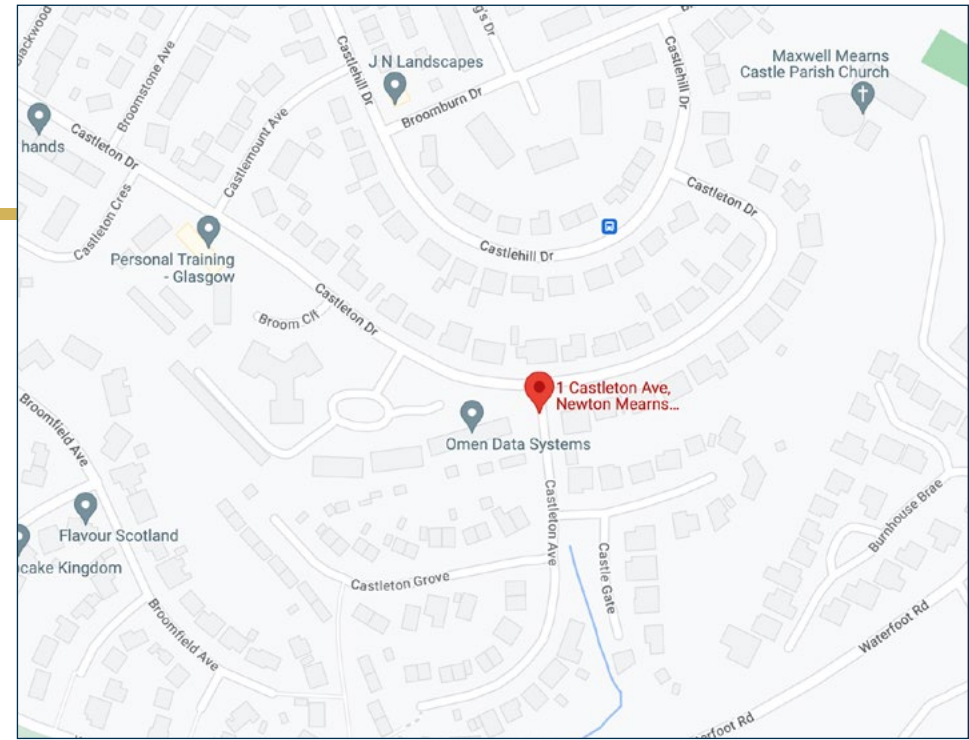


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## 1 Castleton Avenue, Newton Mearns G77 5NF

Approximate gross internal area 1392 sq ft - 129 sq m



### 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, 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 2734

#### 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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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