



7 Humble Lawns, Newton Mearns

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Situation

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.

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 be in the catchment for some of Scotland's highest attaining primary and secondary schools, including Kirkhill Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools. Newton Mearns is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

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 Mearnskirk Coop, The Avenue Shopping Centre and Greenlaw Retail Park includes Waitrose, Aldi 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.













Description

One of the largest villas in Humble Lawns, a beautifully presented and extended detached villa by Dickie Homes. Set within attractively landscaped corner gardens, situated within one of Newton Mearns' most popular developments, only a short distance to Mearns Cross and The Avenue Shopping Centre.

Enhanced by single storey rear extension, this family home affords well appointed and flexible accommodation extending to around 3,335 Sqft (310 Sqm), well designed for family living and arranged over two floors, comprising:

Ground Floor: Entrance vestibule. Immediately impressive and spacious welcoming reception hallway with staircase to the upper floor. Drawing room with a feature fireplace, overlooking the front garden. The drawing room affords access to the garden room. Dining room. Sitting room. Games room/ further bedroom. Spacious combined dining, kitchen and family room. Well appointed kitchen equipped with a full complement of wall mounted and floor standing cabinets with integrated appliances and complementary worktop surfaces. French doors opening the private garden grounds. Utility Room. Guest WC.

First Floor: Large landing with cupboard space, providing access to four double bedrooms. Spacious principal bedroom with an attractive ensuite bathroom with separate shower enclosure. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes. Bedroom four with fitted wardrobes, currently being used as a walk in dressing room. A house bathroom with separate walk in shower enclosure completes the overall accommodation.

A particular feature of this fine family home is the well kept and attractively enclosed mature landscaped, corner garden grounds, enclosed to the rear and enjoying a south westerly orientation. A monobloc driveway provides ample parking for several cars and leads to a double detached garage.

The property is further complemented by gas central heating and double glazing.









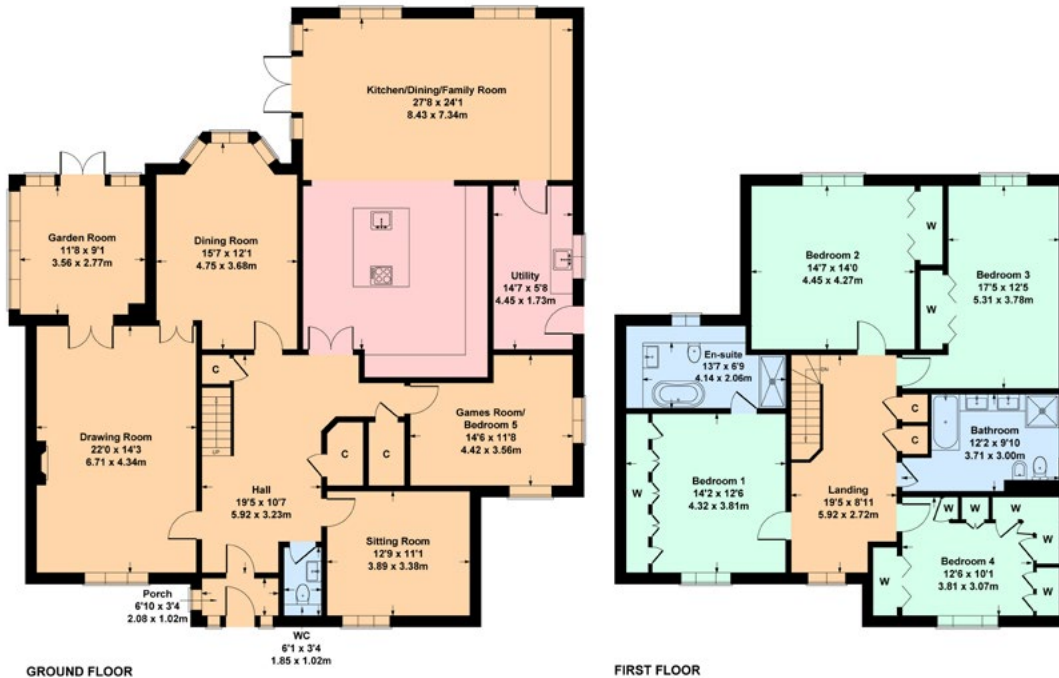


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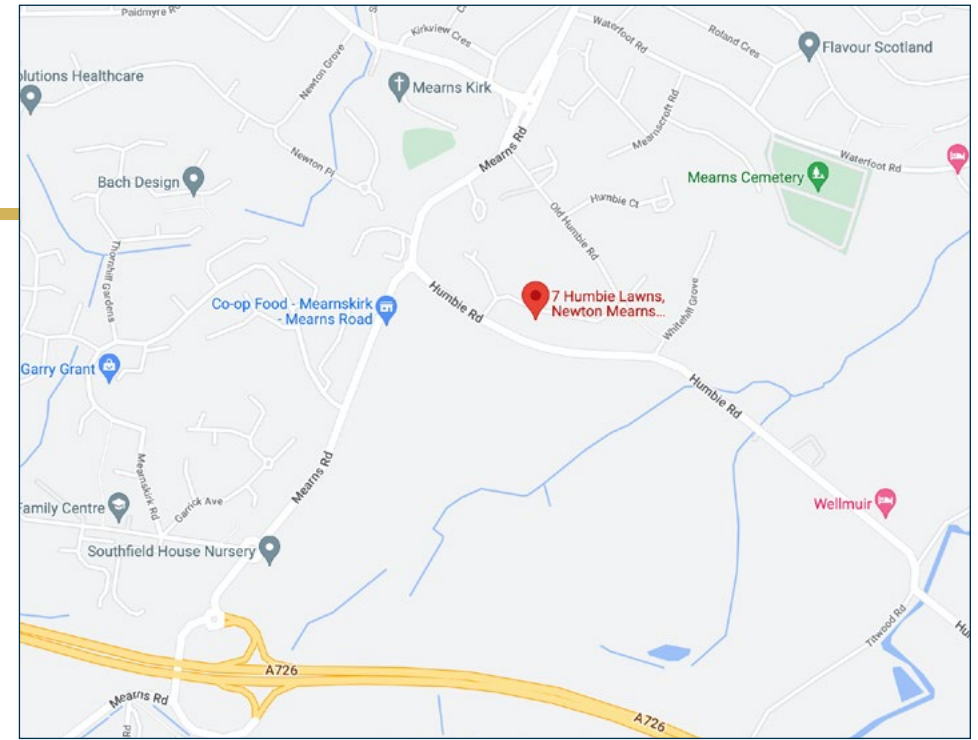
Approximate gross internal area 3335 sq ft - 310 sq m



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. 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 H

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 2741

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