



4 Castle Gate, Newton Mearns

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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 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

Seldom available, a well presented detached villa, set within this popular residential pocket of Newton Mearns, close to Mearns Castle High School and nearby local shops at the Broom and transport links on Mearns Road.

The property has been upgraded and well maintained by the present owners and provides flexible accommodation.

At present the accommodation comprises:

Ground Floor: Welcoming reception hall with staircase to upper level. Generous and bright dual aspect sitting room with feature fireplace. Family room/ bedroom four. Combined dining room and kitchen. Well appointed refitted kitchen with a full complement of wall mounted and floor standing units and complementary worktop surfaces. Guest WC.

First Floor: Bright upper landing affording access to three double bedrooms. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Bedroom three with storage cupboard.

An attractive house bathroom with separate walk in shower completes the accommodation.

Lower Ground Floor: Useful multifunctional space, currently used as a home office.

The property is further complemented by gas central heating and double glazing. Well-tended landscaped gardens, enclosed gardens to the rear, with deck terrace and a recently installed garden room with sliding doors, ideal for outdoor living. The gardens would allow further development, subject to the relevant consents.

A driveway to front of the property provides off street parking and leads to a single garage.













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4 Castle Gate, Newton Mearns G77 5LJ

Approximate gross internal area
Main House 1661 sq ft - 154 sq m
Lower Ground 164 sq ft - 15 sq m
Outbuilding 80 sq ft - 7 sq m
Total 1905 sq ft - 176 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. 2023

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 D

Services

The property will be supplied by mains water and electricity. Gas central heating.

Local Authority

East Renfrewshire Council

Eastwood Park

Rouken Glen Road

Giffnock G46 6UG

Tel: (0141) 577 3000

Property Reference 2852

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