



Ashdale, 9 Lynebank Place, Mearnskirck, Newton Mearns

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Nicol Estate Agents





## Nicol Estate Agents

### 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 St Clare's, Maidenhill, Mearns and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools. Mearnskirk is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

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 beautiful Ayrshire coast.

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks, library and a broad range of supermarkets, boutique shops and restaurants, The Avenue Shopping Centre, Mearnskirk Co-op and local shops at the Broom. 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 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

A well presented and spacious extended four bedroom detached villa positioned within a quiet, short cul de sac, situated within the highly regarded Mearnskirk area of Newton Mearns, yet only a short distance to Mearns Cross and The Avenue Shopping Centre.

Set within attractive and well maintained landscaped corner garden grounds, this detached villa has been carefully maintained by the current owners, affording well appointed and flexible accommodation formed over two levels, well designed for family living.

The complete accommodation comprises:

Ground Floor: Bright, welcoming reception hallway with guest WC and staircase to upper floor. Spacious and well presented dual aspect sitting room with feature fireplace and French doors leading to the rear garden. Formal dining room affording access to the spacious conservatory. Family room. Well appointed dining kitchen equipped with a full complement of floor and wall mounted cabinets, and complementary worktop surfaces. Separate utility room. Conservatory, in turn affording access to the terrace and to rear garden.

First Floor: Bright upper landing providing access to all four double bedrooms and the home office space. A spacious principal bedroom with a walk in wardrobe and ensuite bathroom with a separate shower enclosure. Bedroom two has fitted wardrobes and an ensuite shower room. Bedroom three with fitted wardrobe. Bedroom four with fitted wardrobe. A house bathroom completes the upper accommodation.

The property is complimented by gas central heating, double glazing, and solar panels helping supplement your energy bills.

Well tended landscaped corner gardens, enclosed rear garden with terrace, providing privacy and shelter, ideal for entertaining. A driveway provides off street parking for several cars and leads to a double integral garage.

















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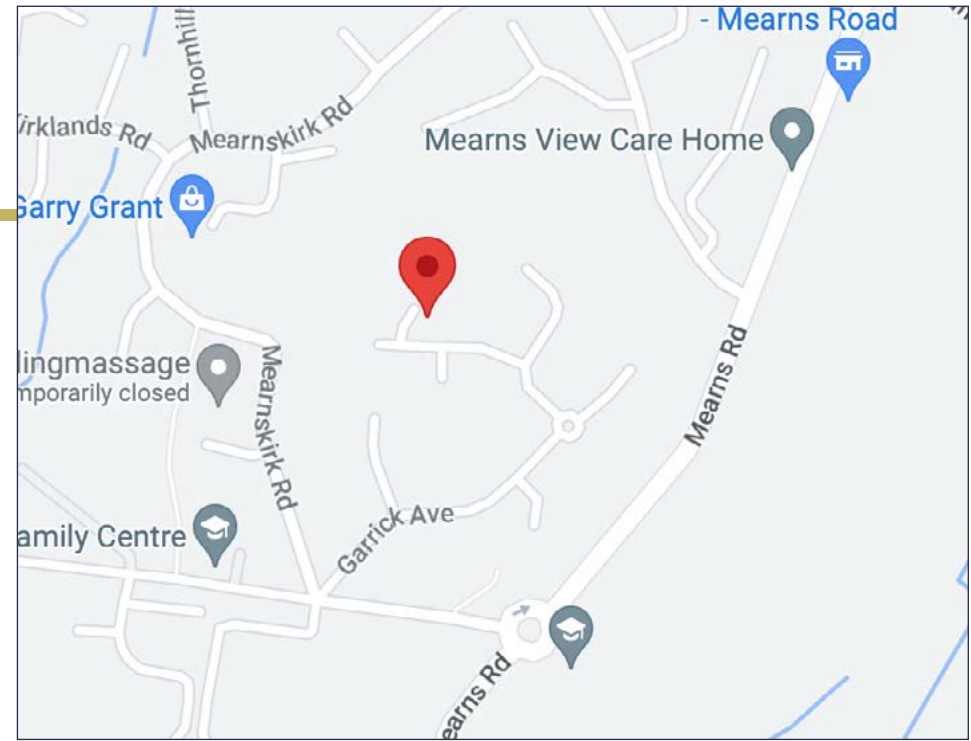
Approximate gross internal area  
Main House = 2453 sq ft - 228 sq m  
Garage = 376 sq ft - 35 sq m  
Total = 2829 sq ft - 263 sq m



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.  
Telephone 0141 616 3960  
clarkston@nicolestateagents.co.uk

### Outgoings

East Renfrewshire Council  
Council Tax Band: G

### 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  
Eastwood Park  
Rouken Glen Road  
Giffnock G46 6UG  
Tel: (0141) 577 3000

### Property Reference 2856

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