



Gladstone House, 6 Victoria Square, 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 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 Coop 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

Seldom available, a beautifully presented and spacious four bedroom townhouse, situated within the highly regarded Mearnskirk area of Newton Mearns, yet only a short distance to Mearns Cross and The Avenue Shopping Centre.

This fine home has been carefully maintained and upgraded by the current owners, affording well appointed and flexible accommodation formed over two levels, high ceilings enhancing the feeling of space, well designed for family living.

The complete accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway with guest WC and staircase to upper floor. Spacious and well presented sitting room with feature fireplace and French doors leading to the rear garden. Formal dining room. Family room/study. Well appointed and refitted dining size kitchen equipped with a full complement of floor and wall mounted cabinets and complementary worktop surfaces.

First Floor: Bright upper landing providing access to all four bedrooms. Principal bedroom with fitted wardrobes and an upgraded ensuite shower room. Three further bedrooms, all with fitted wardrobe space. The house bathroom completes the upper accommodation.

The property is complemented by gas central heating and double glazing. Well tended landscaped gardens, enclosed rear garden with terrace, providing privacy and shelter, ideal for entertaining. A driveway provides off street parking leading to a detached double garage.















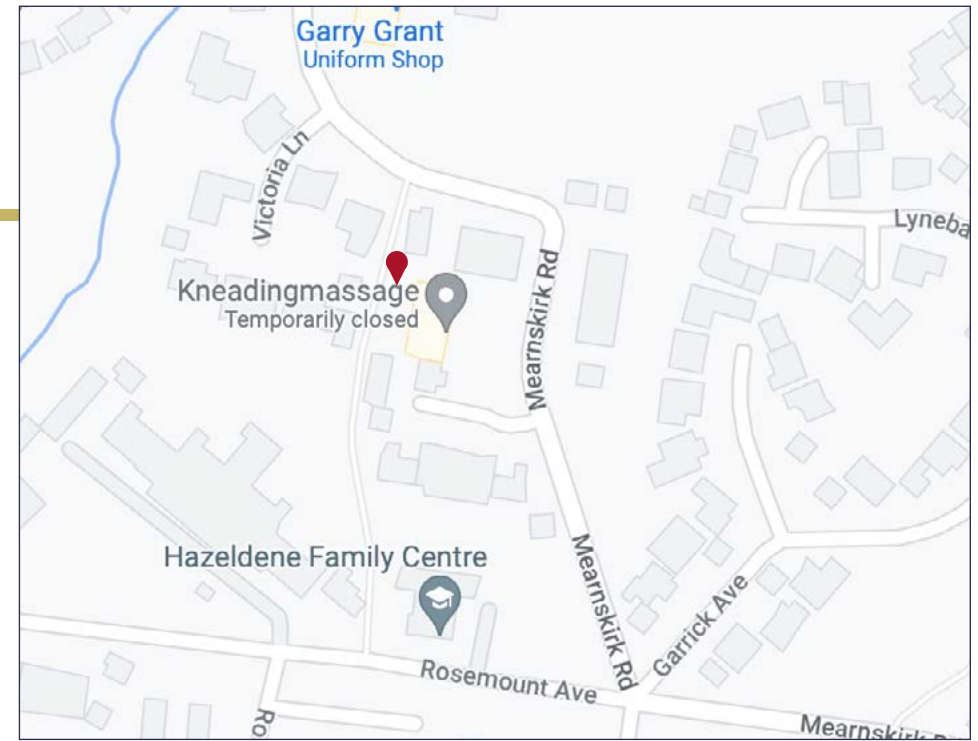
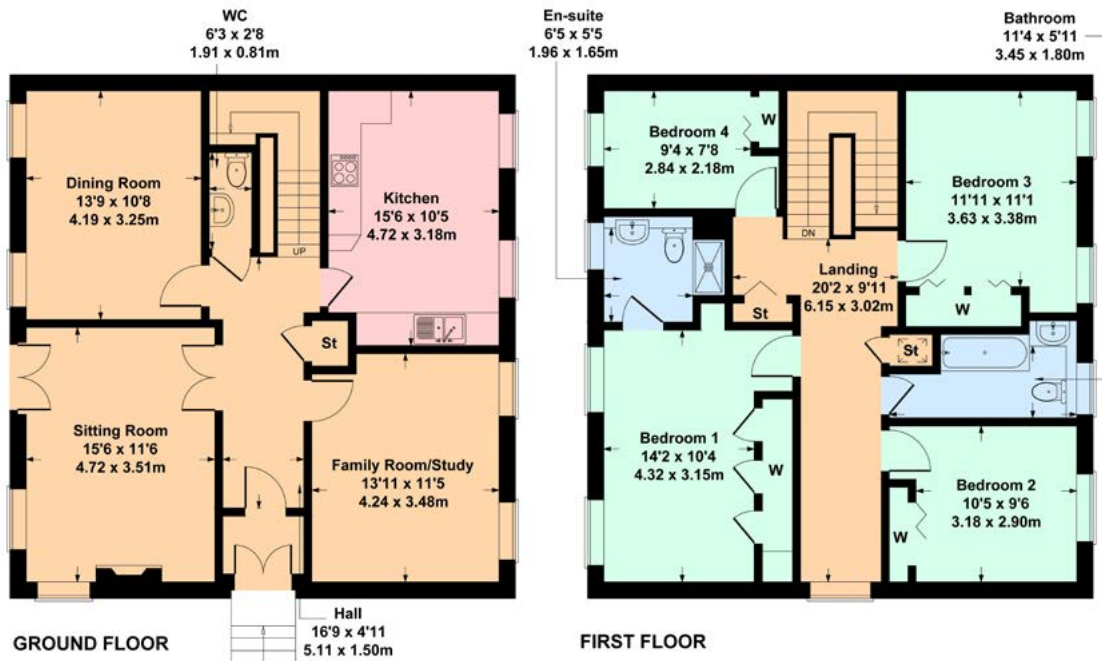


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Gladstone House, 6 Victoria Square, Mearns Kirk, Newton Mearns G77 5TD

Approximate gross internal area 1725 sq ft - 160 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
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, electricity, gas and drainage. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park, Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference 2838

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.

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