



Nicol Estate Agents

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



19 Rannoch Avenue, Newton Mearns, G77 6LN



## 19 Rannoch Avenue, Newton Mearns G77 6LN

### Situation

A hugely popular suburb, 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 approximately 20 and 30 minute journey times to both Glasgow and Prestwick international airports respectively. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. The property is conveniently located for access to local shops on Harvie Avenue, The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. Patterton Train Station is within a short walk.

For those with young families, the property is within walking distance and within the catchment area for some of Scotland's highest attaining primary and secondary schools, including St Cadoc's Primary school and the new state of the art Eastwood High School and St Ninians High School.



## Description

A well presented detached villa set within generous gardens, extremely well located for amenities within the surrounding district.

Internally the property affords spacious and flexible accommodation over two levels, extending to almost 1700 Sqft and comprises:

Ground Floor: Reception hallway, generous sitting room with fireplace, separate dining room, comfortable family room, well appointed breakfasting kitchen with a full complement of wall mounted and floor standing units and complementary worktops. Bedroom one. Family bathroom.

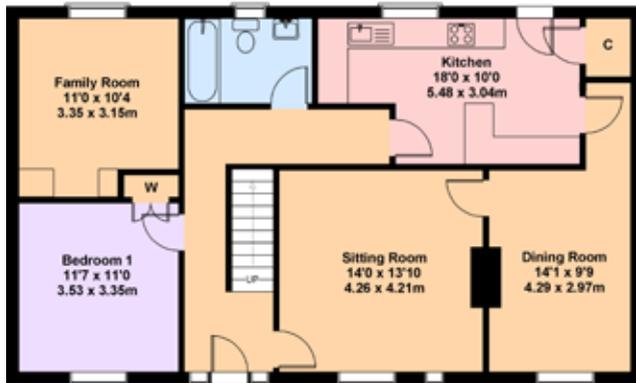
First Floor: Bright upper landing. Three further bedrooms, and attractively refitted shower room with three piece white suite.

The property is further complimented by gas central heating and double glazing. Well tended landscaped gardens, enclosed to rear, providing privacy and shelter. A driveway leads to a single garage and provides off street parking.

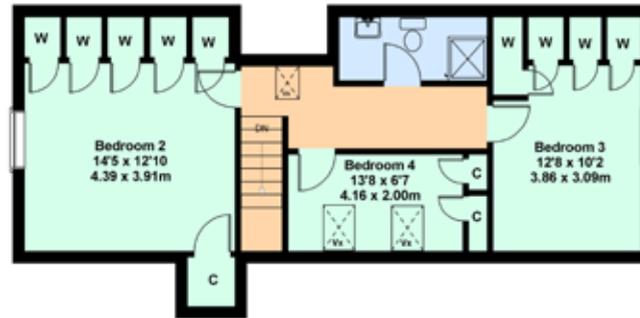


## 19 Rannoch Avenue, Newton Mearns

Approximate gross internal area 1699 sq ft - 157 sq m



GROUND FLOOR



FIRST FLOOR



46 Ayr Road, Newton Mearns, Glasgow G46 6SA T: 0141 616 3960 F: 0141 258 2761 E: [mail@nicolestateagents.co.uk](mailto:mail@nicolestateagents.co.uk)

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](mailto:mail@nicolestateagents.co.uk)

### Outgoings

East Renfrewshire Council  
Band G

### Energy Efficiency Rating

Band D

### Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### 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

354



Nicol Estate Agents