



Nicol Estate Agents

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'Inveryne', 144 Ayr Road, Newton Mearns G77 6EE



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### 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 30 minute journey times to both Glasgow and Prestwick international airports. 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.

For those with young families, the property sits within the catchment area for some of Scotland’s highest achieving primary and secondary schools, including Kirkhill Primary School, Mearns Castle and St. Ninian’s High Schools. Inveryne is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.



## Description

A handsome and distinctive traditional stone fronted detached bungalow, thoughtfully re-furbished and re-designed by the present owners, set within generous and private garden grounds, backing onto Whitecraigs Golf Club.

Inveryne is a traditional sandstone fronted detached bungalow under a pitched slate roof. Internally, the property affords a flexible interior, well-proportioned throughout, formed over two storeys extending to nearly 2500 Sqft and blends of traditional characteristics and beautiful modern finishes, finished to an exacting standard.

The accommodation comprises:

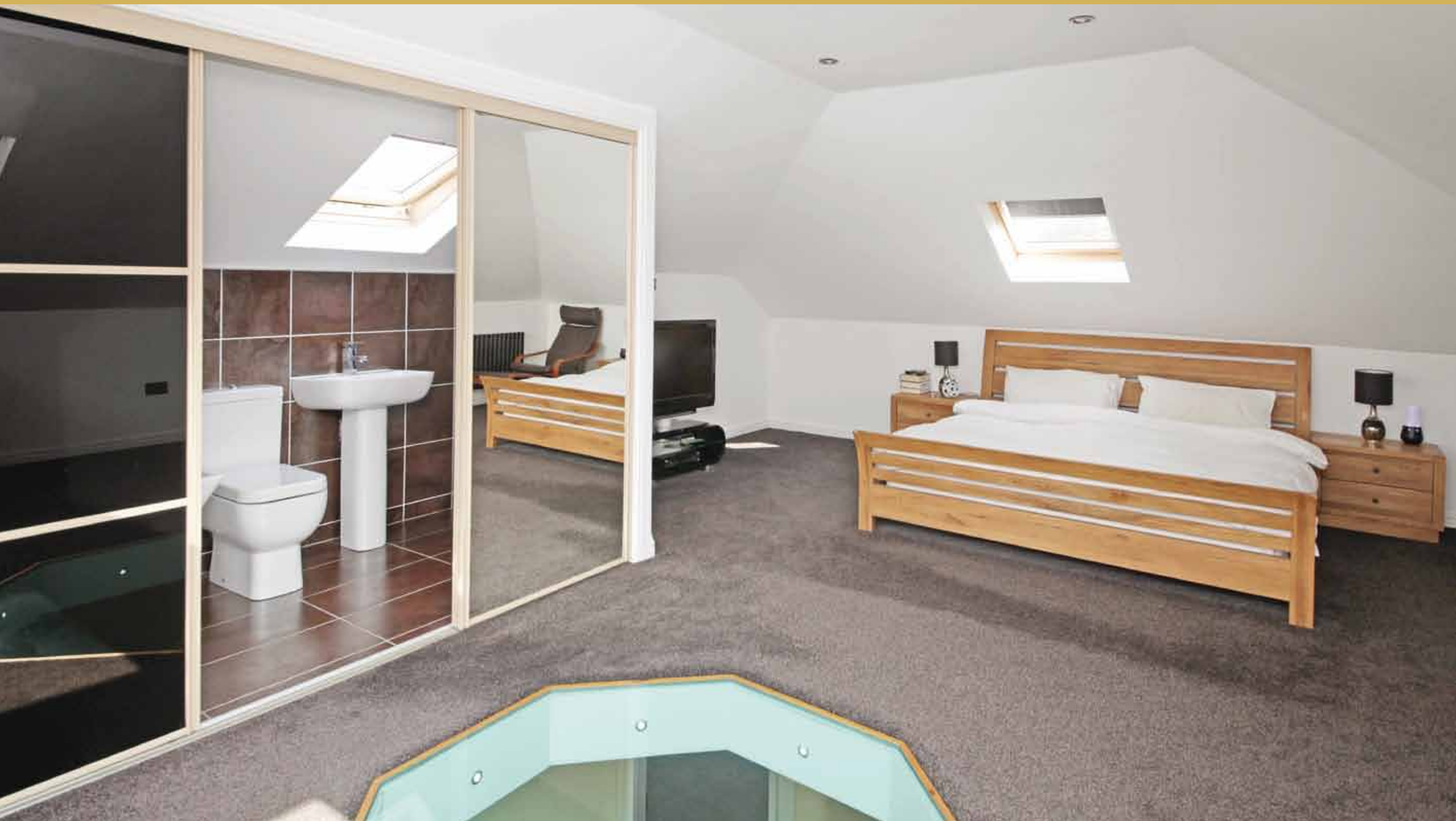
**Ground Floor:** Entrance vestibule, simply stunning 34' octagonal hall with hardwood floor and glass cupola. Generous sitting room with bay window. Well appointed and bright combined kitchen and family/ dining room. Bespoke designed Ashley Ann kitchen fitted with a range of wall mounted and floor standing units and complementary Corian worktop surfaces. Open plan arrangement to the family/dining room with wood burning stove. Doors leads to the terrace and rear gardens. Bedroom two with en suite shower room. Bedrooms three and four are serviced by an attractively refitted shower room. Study with timber staircase to upper floor.

**First Floor:** Spacious master bedroom with views to Whitecraigs Golf Club. Fitted wardrobes and recently refitted en bathroom. Feature glass cupola to reception hall.

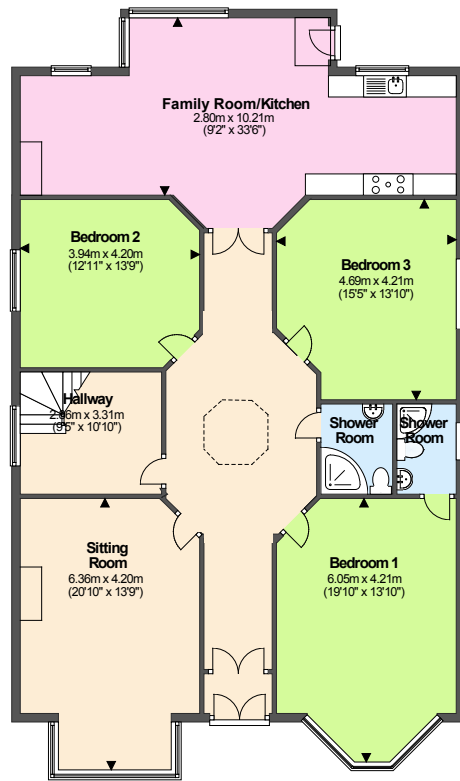
This home is set back from Ayr Road and behind security gates leading to a driveway with ample space for several cars. The landscaped grounds are enclosed and provide privacy and seclusion, bordering the fairways of the 15th hole at Whitecraigs. An extensive patio is ideal for entertaining. Tandem garage with automatic door. Power and lighting installed.

The property is further complimented by gas central heating, double glazing and is protected by a security alarm system. Well kept landscaped garden grounds. The grounds provide privacy and shelter with a lawn and strategically positioned terraces, ideal for entertaining, backing onto fairways of Whitecraigs Golf Course.

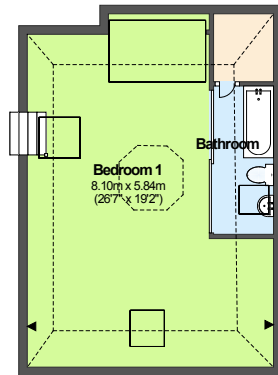








Ground Floor



First Floor

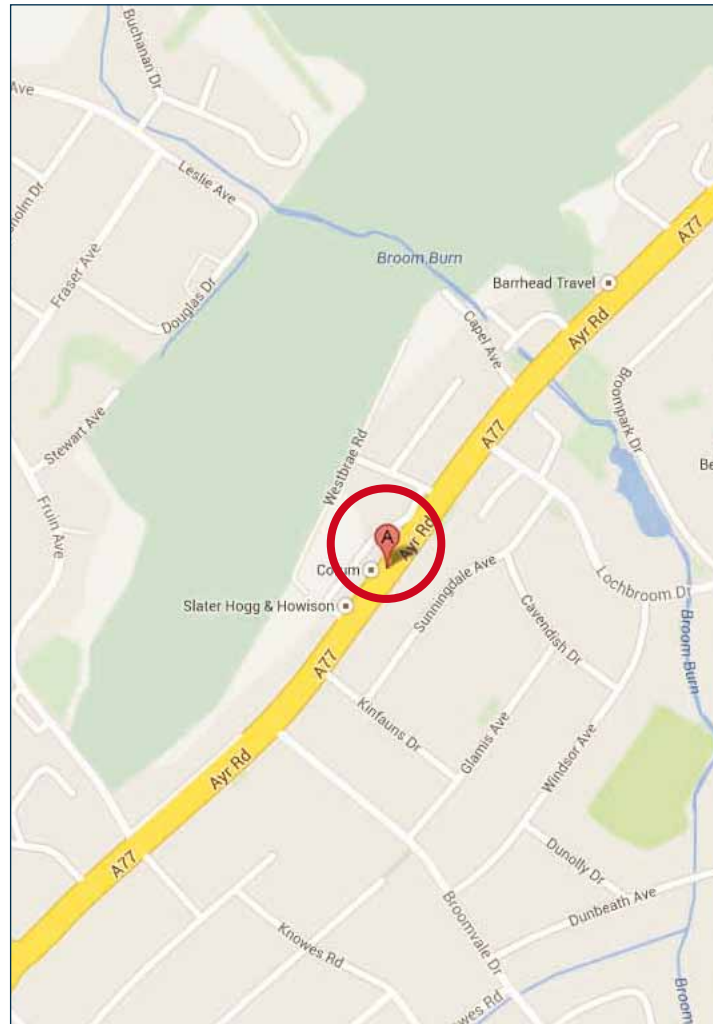
## Inveryne, 144 Ayr Road, Newton Mearns

Gross internal area(approx.):

228.8 sq m (2462.9 sq ft)

For identification only. Not to Scale.

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## 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

## Energy Efficiency Rating

Band TBC

## 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

426

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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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