



123 Ayr Road, Newton Mearns, Glasgow G77 6RF

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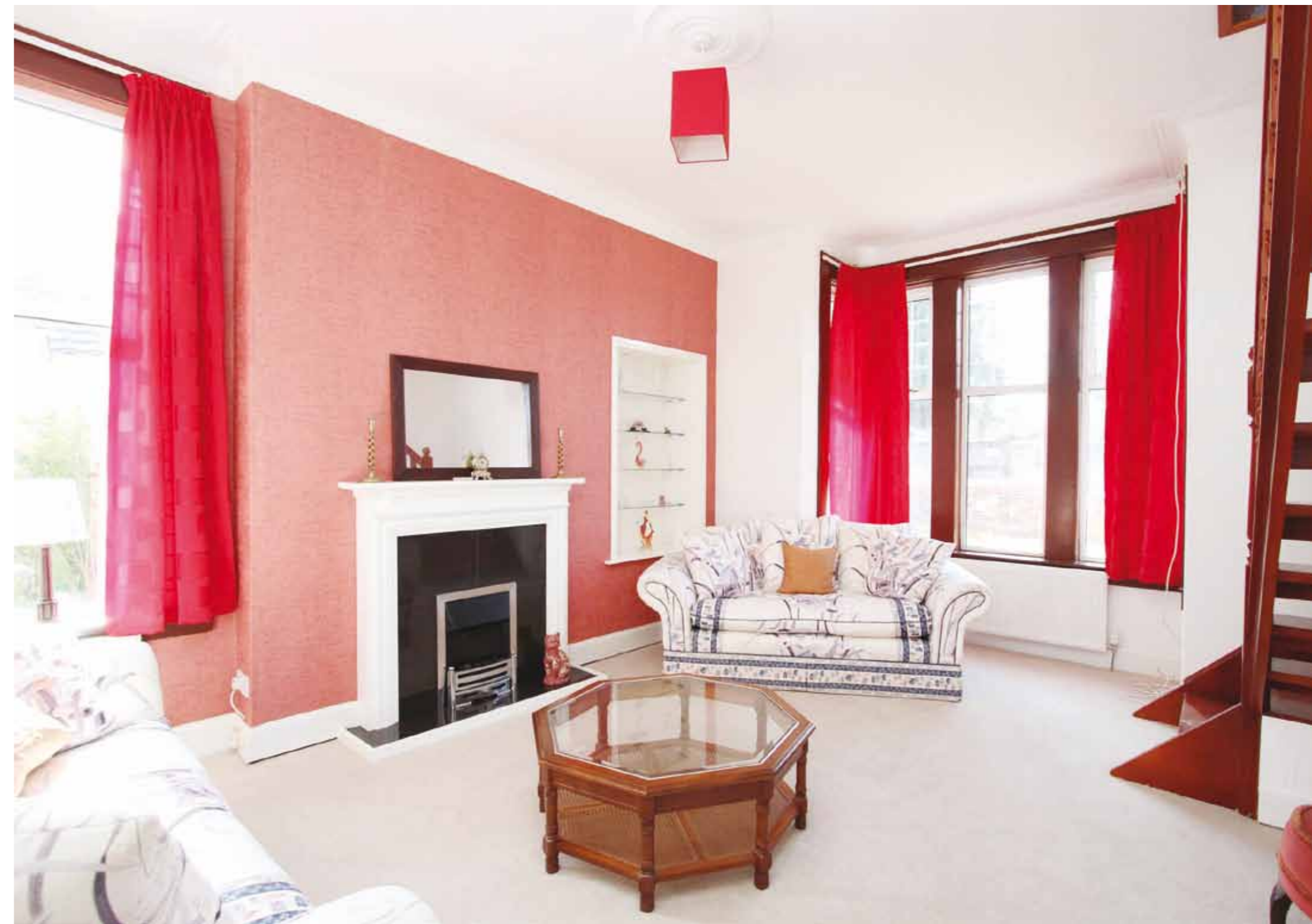
Situation

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Newton Mearns is acknowledged for the high standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Ayr Road is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park.

Sports and recreational facilities can be found locally to include Parklands Country Club, Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park.

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. Ayr Road is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.





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Description

A spacious traditional detached bungalow, set within generous garden grounds, close to Mearns Cross and The Avenue.

The accommodation comprises:

Ground Floor: Entrance vestibule, reception hall, sitting room, family room, dining room open plan to well appointed kitchen fitted with a range of wall mounted and floor standing units, integrated appliances and complimentary worktop surfaces. Two double bedrooms and house shower room.

First Floor: Double Bedroom. Bathroom with three piece white suite. Study.

The property benefits from gas central heating, double glazing and a security alarm system.

Well-tended, generous garden grounds providing privacy ideal for entertaining. A monobloc driveway providing ample off street parking and leads to a large detached garage/ workshop space.

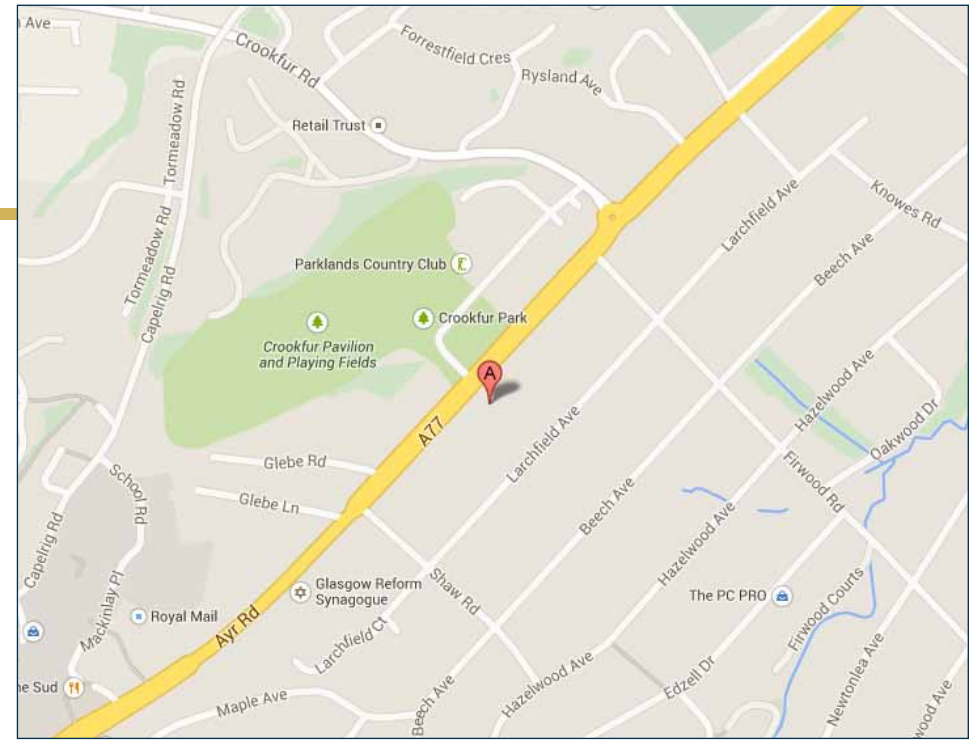




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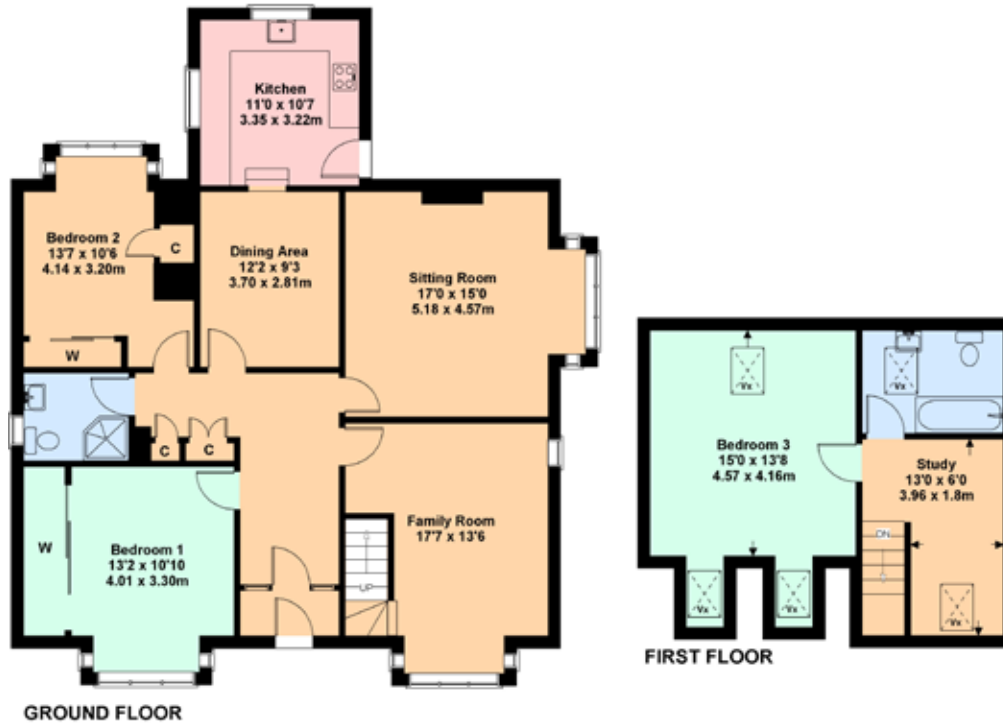


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Approximate gross internal area 1617 sq ft - 150 sq m



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

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 E

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

596

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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