



107 Beech Avenue, Newton Mearns, Glasgow G77 5BH

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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.

Beech Avenue is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Mearns Primary School, Mearns Castle and St. Ninians High Schools and 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 substantial three bedroom, detached villa positioned within sought after location, set within generous garden grounds, close to Mearns Cross and The Avenue.

A deceptively spacious family home principally built of sandstone painted roughcast. The property affords flexible accommodation which is formed over three levels.

Ground Floor: Entrance vestibule. Welcoming reception hall with staircase to upper level. Generous bay window lounge with feature fireplace. Bay window dining room enjoying aspects over the extensive rear gardens. Kitchen with a full complement of wall mounted and floor standing units. WC, completes the ground floor accommodation.

First Floor: Three further bedrooms, bedroom one with fitted wardrobes. Family bathroom with separate WC.

Garden Level: Garden room. There is also further basement storage and generous garden grounds which would allow further development subject to the relevant consents, if desired.

The property is further complimented by gas central heating and double glazing. Well tended and colourful landscaped gardens, enclosed rear garden, providing privacy and shelter, ideal for entertaining. A horse shoe driveway, providing ample parking leads to a single garage.



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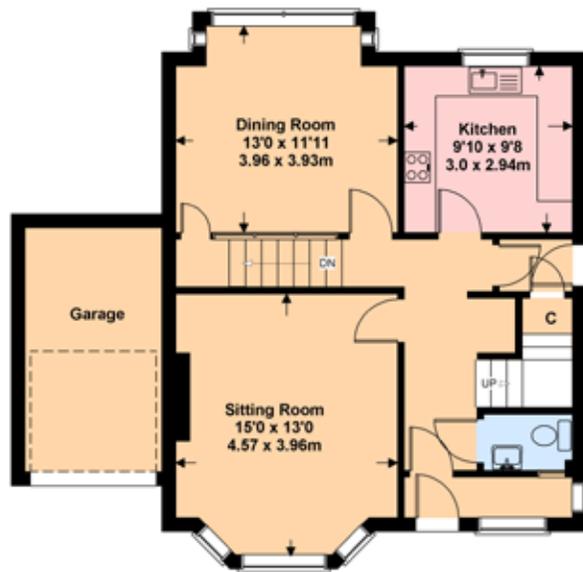
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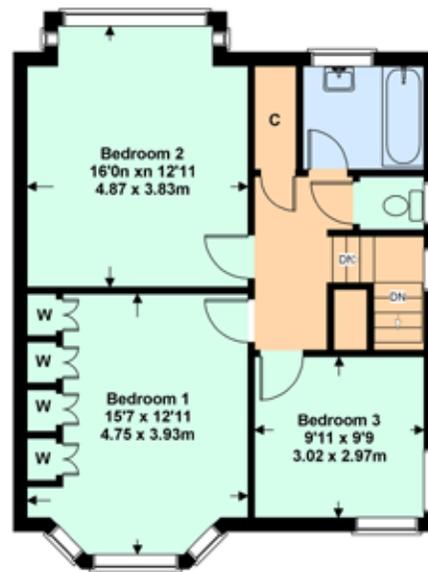
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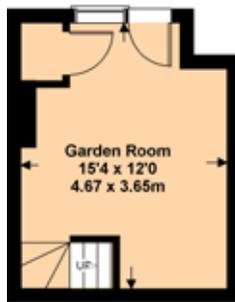
Approximate gross internal area 1473 sq ft - 137 sq m  
excluding garage



GROUND FLOOR



FIRST FLOOR



Garden Room  
15'4 x 12'0  
4.67 x 3.65m



#### 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

#### 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, 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 605

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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