



38 Poplar Avenue, Newton Mearns, Glasgow G77 5QZ

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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. Poplar Avenue 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 beautifully presented detached bungalow, positioned within sought after location, set within generous garden grounds, close to Mearns Cross and The Avenue.

The front elevation of the property belies the spacious and flexible layout. Internally the property extends to over 1940 Sqft and provides flexible accommodation, well-proportioned throughout, formed two levels.

The overall accommodation comprises:

Ground Floor: Entrance vestibule, leading to a welcoming reception hallway allowing access to the lower and upper accommodation. Generous bay window sitting room with feature fireplace. Guest WC. A bright and spacious, refitted contemporary gloss breakfasting kitchen, with a full complement of wall mounted and floor standing units, complementary worktops, integrated appliances and breakfast bar which affords views over the rear garden. Useful utility room with further wall mounted and floor standing units. There is also a family room with French doors leading to the conservatory which has views over the private and peaceful gardens. Furthermore, the master bedroom with ensuite bathroom and separate shower cubicle, completes the ground floor accommodation.

First Floor: Three further bedrooms, and house family bathroom. Access to the eaves throughout the first floor provides extra storage space.

In addition there is substantial cellarge that would allow further development subject to the relevant consents.

Well-kept landscaped garden grounds. The grounds provide privacy and shelter with a lawn, patio and decked area, ideal for entertaining. The property is further complimented by gas central heating, double glazing, and good internal storage. Double sided driveway provides parking for several cars and leads to a single car port.



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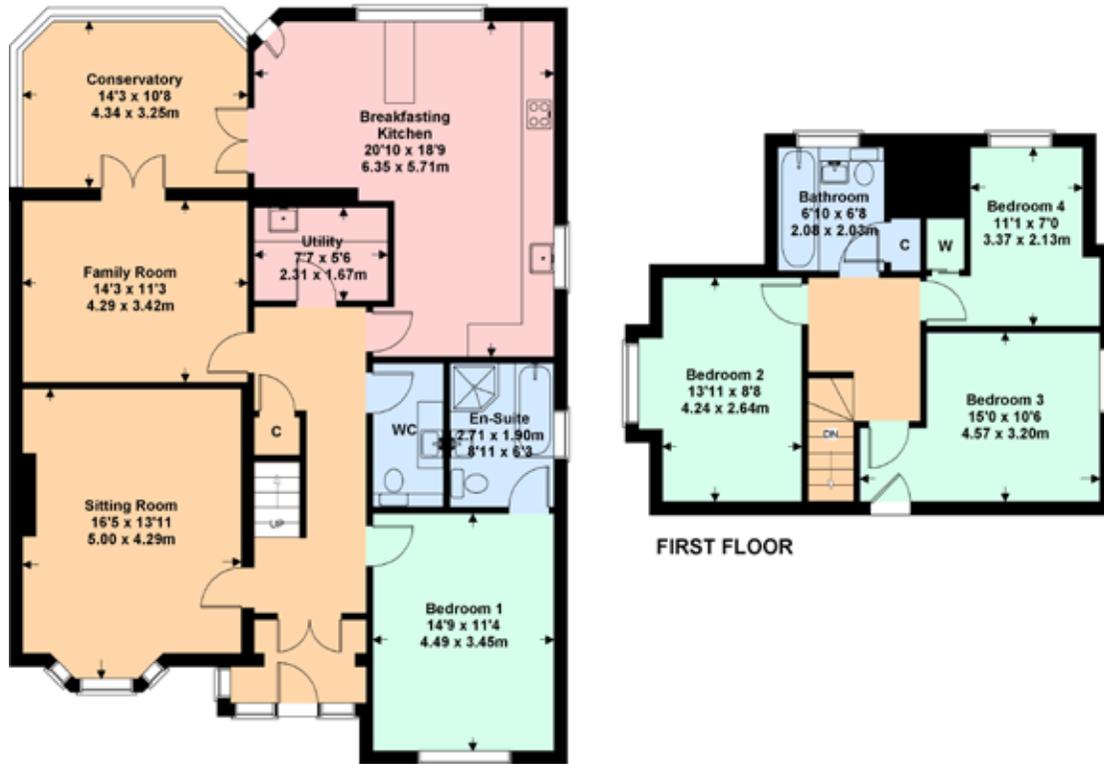
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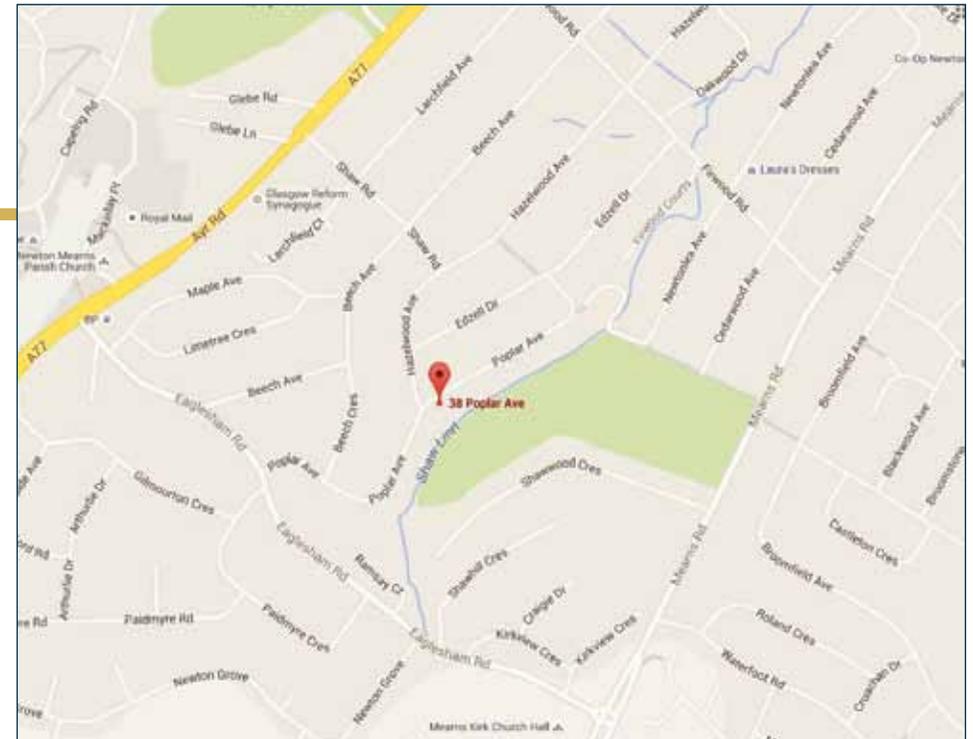
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### 38 Poplar Avenue, Newton Mearns

Approximate gross internal area 1944 sq ft - 180 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  
 Band G

#### Fixtures and Fittings

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

#### Energy Efficiency Rating

Band D

#### 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 667

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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