



46 Rose Crescent, Newton Mearns

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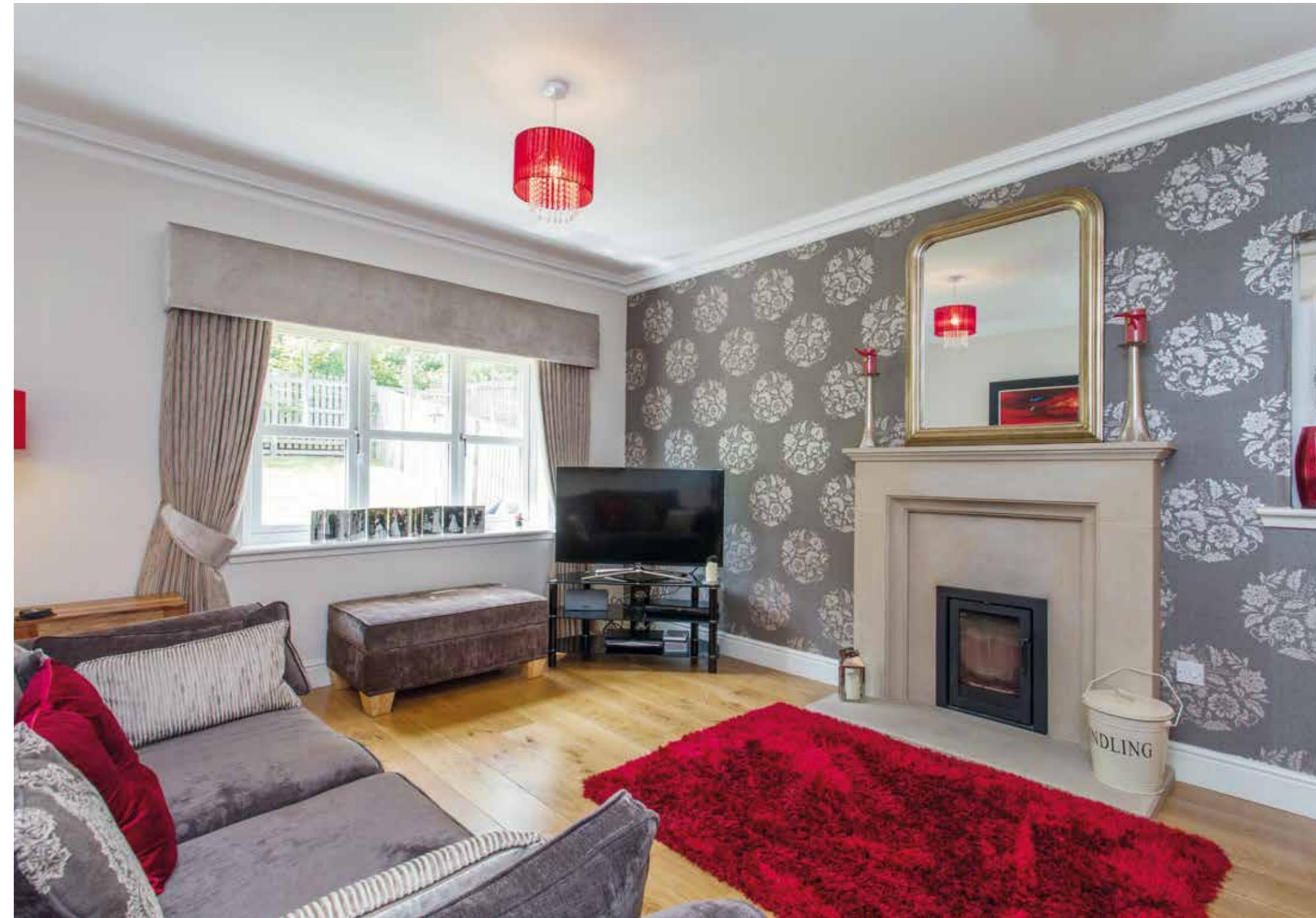
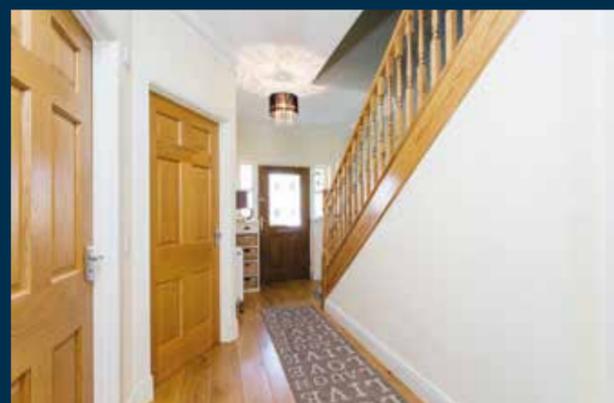
Situation

Built by Charles Church, Rose Crescent is positioned in a sought after location, just off the Stewarton Road, close to Mearns Cross, Greenlaw Retail Park and The Avenue.

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. Rose Crescent is within walking distance of Patterson Train Station.

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.

Rose Crescent 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 achieving primary and secondary schools.





Description

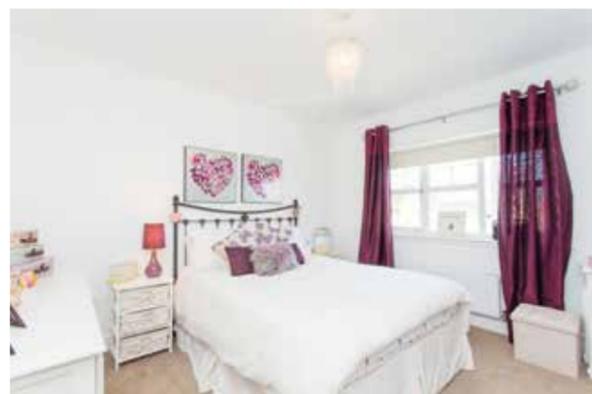
The 'Langhom' house style is a well presented five bedroom detached villa, set within south west facing generous garden grounds, finished to a high standard by the present owners.

This family home has been altered from its original build and affords contemporary and light accommodation arranged over two floors, well designed for family living, comprising of:

Ground Floor: Bright and spacious entrance hallway with staircase to upper level. Bright sitting room with a custom built fireplace with a wood burning, smokeless fuel stove and views onto the private rear garden. Spacious dining room, previously a double integral garage. Well-appointed breakfasting kitchen with a full complement of wall mounted and floor standing white gloss units and complementary worktops. Play Room with French doors onto the rear patio and expansive lawns. Bay window family room. Guest WC and utility room completes the ground floor accommodation.

First Floor: Master bedroom with fitted wardrobes and a stunning ensuite bathroom with separate shower enclosure. Bedroom two with fitted wardrobes and ensuite shower. Three further double bedrooms. House bathroom with three-piece white suite completes the overall accommodation.

The property is further complimented by gas central heating and double glazing. Partially floored loft space. High quality Oak flooring throughout the downstairs accommodation. Driveway provides ample off street parking. Well-kept and generous landscaped gardens grounds, with a professionally landscaped patio area. Furthermore, there are playparks nearby, perfect for a family buyer.

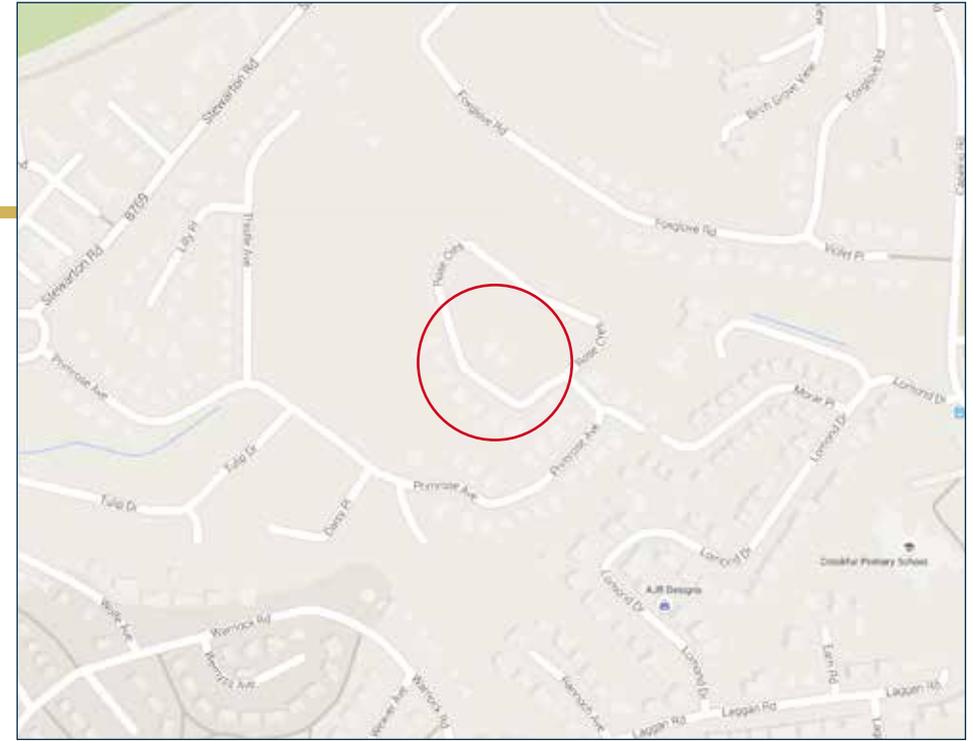


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46 Rose Crescent, Newton Mearns, G77 6GQ

Approximate gross internal area 2,497 sq ft - 232 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Patterysians Ltd, 2016



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Viewing

By appointment through

Nicol Estate Agents

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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 B

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 801

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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.