



Aintree Lodge, 3 Oakwood Drive, Newton Mearns

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### Situation

Aintree Lodge occupies a prime position within this select residential locale of Newton Mearns and enjoys a delightful open outlook to the front over woodland.

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, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Oakwood Drive is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Kirkhill Primary School, Mearns Castle and St. Ninian's High Schools.





## Description

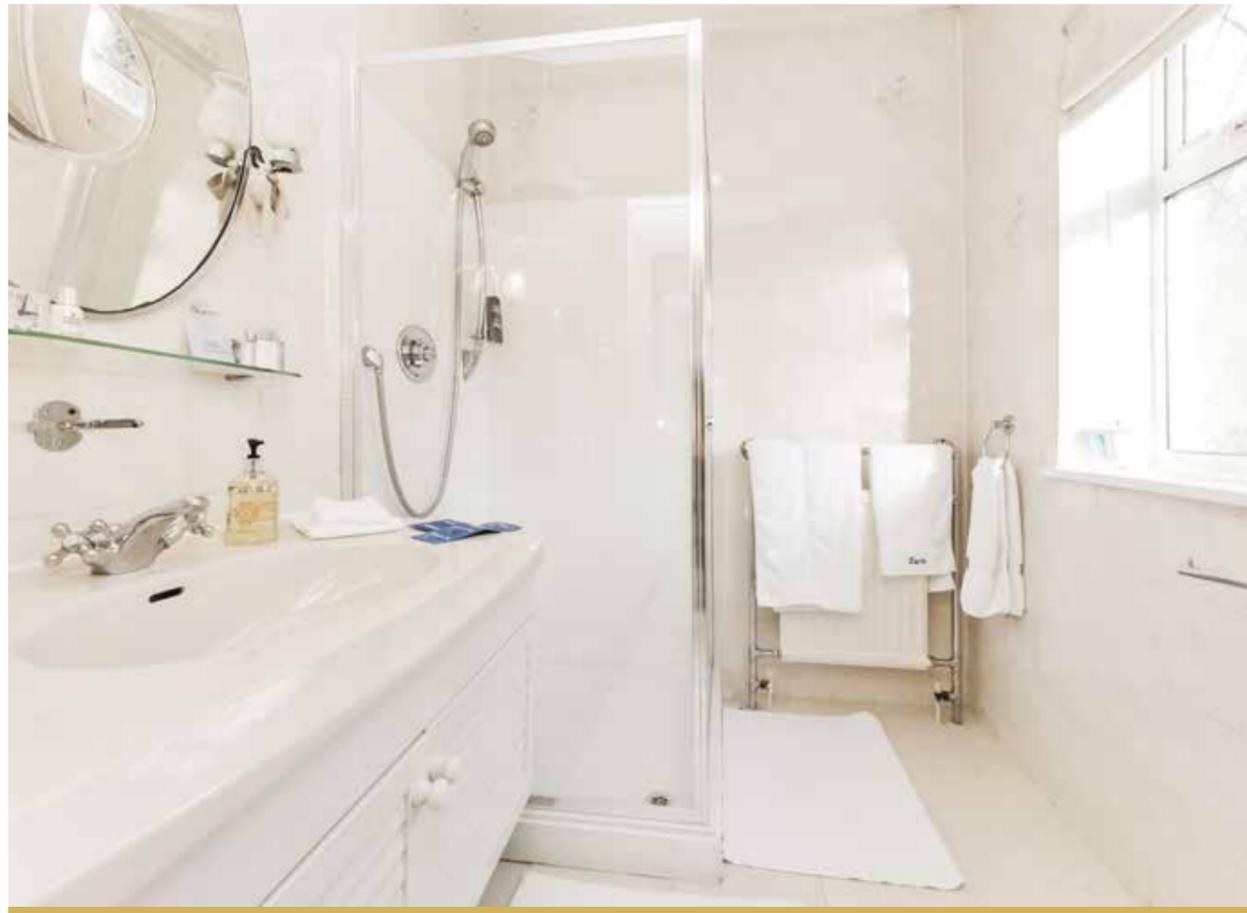
Aintree Lodge is an elegant, extended four bedroom detached villa set in mature gardens with open aspects to the front over adjoining woodland.

The accommodation comprises:

**Ground Floor:** The front door opens to a bright reception hallway with staircase to upper floor. Cloakroom with WC. At the front of the house is a well proportioned drawing room with a feature fireplace at focal point overlooking woodland at Oakwood. There is also a spacious sitting room with patio doors leading to a terrace and the rear garden. Bay window dining kitchen has space for a table and chairs. French doors open to the rear garden. There is a separate fitted utility room with a door to the integral garage.

**First Floor:** The accommodation on the first floor comprises a large master bedroom with fitted wardrobes and ensuite shower room. There are three further double bedrooms and a house family bathroom.

Aintree Lodge is complemented by gas central heating, double glazing, a security alarm system and private gardens. The front garden is enclosed by a hedge and is mainly lawned with a driveway leading to the integral single garage with an electric roller door. The level, mainly lawned rear garden is private south west orientation and has a wide variety of trees and shrubs. There is a terrace, accessed from the sitting room, and a summer house.



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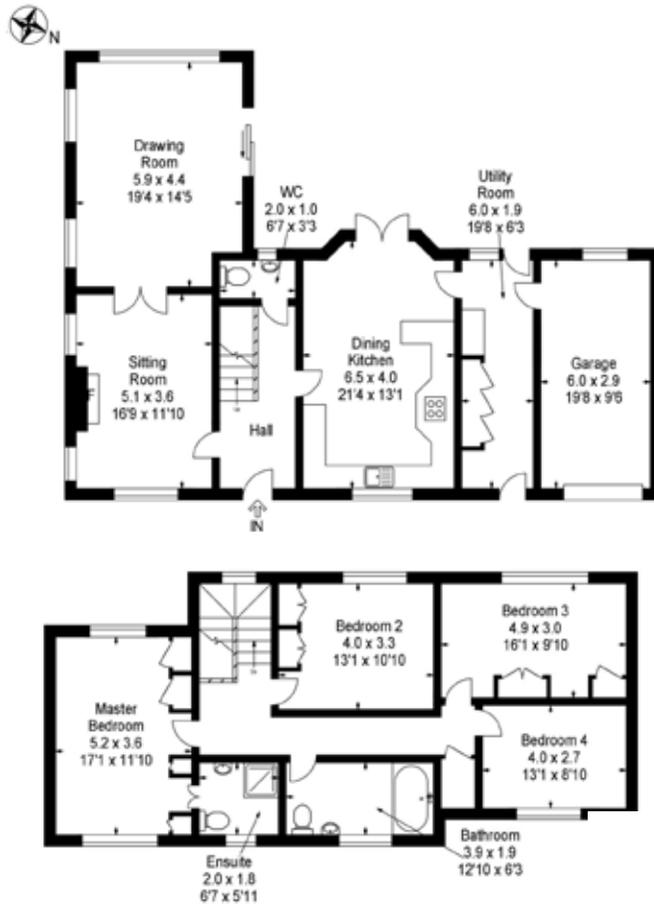


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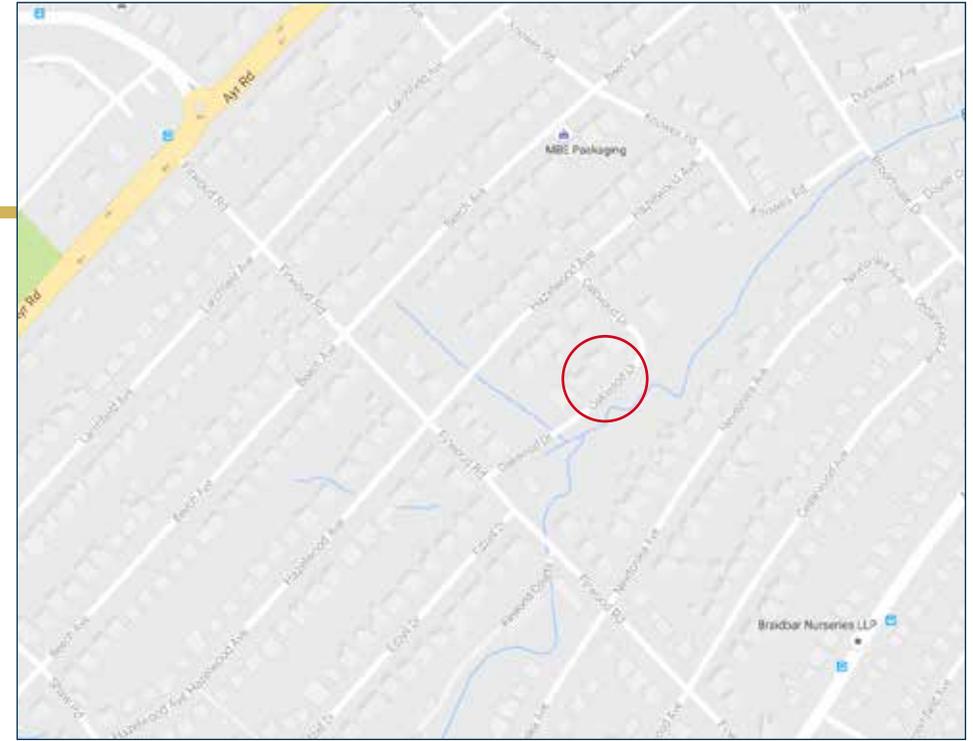
Approximate gross internal area 2217 sq ft - 206 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting 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 Potterplans Ltd. 2016

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.



### 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 F

### 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 906

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