



72 Larchfield Avenue, Newton Mearns

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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, 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. Larchfield Avenue 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 Mearns Castle and St. Ninian's High Schools.



### Description

A spacious, classically designed detached bungalow located within this popular residential pocket of Newton Mearns, set within generous corner garden grounds, close to Mearns Cross and The Avenue.

Internally, this family home would benefit from modernisation and cosmetic upgrading and affords a flexible interior arranged over two levels and offers excellent further development potential, subject to the relevant consents.

The accommodation comprises:  
Ground Floor: Entrance porch. Welcoming reception hall with staircase to upper level. Generous bay window sitting room overlooking the front of the property. Spacious family room with inglenook fireplace and decorative stain glass windows to side. Open plan layout to sun lounge which enjoys aspects over the rear gardens. A breakfast room connects the sitting room and kitchen. The kitchen is fitted with complement of wall mounted and floor standing units. Rear porch. House bathroom with three piece suite. A separate guest WC, completes the ground floor accommodation.

First Floor: Two further bedrooms.  
The property is further complimented by gas central heating, double glazing and is protected by an alarm system. Attic providing extensive storage.

A particular feature of this property is the corner garden grounds providing privacy and shelter.

The gardens boast an expansive lawn to the front, side and rear, seasonally colourful with well stocked borders, south westerly facing rear garden. There is a driveway to the front offering parking. Tandem style garage access from Shaw Road with additional parking space in front.

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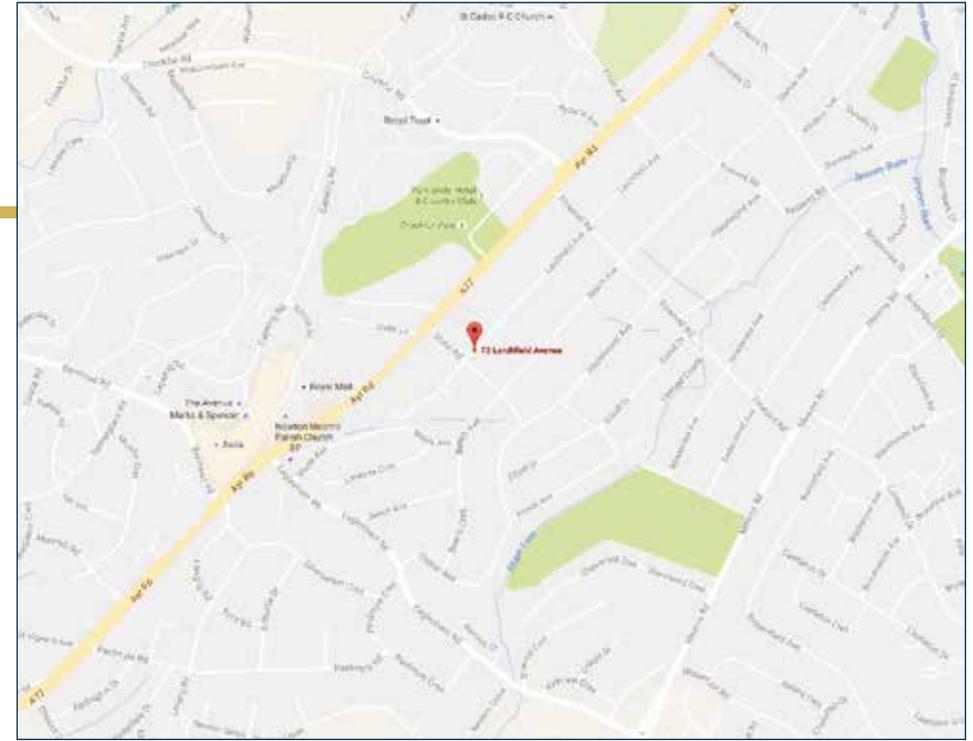


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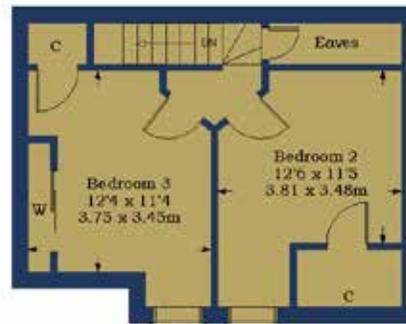


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Approximate gross internal area 1,875 sq ft - 174 sq m



GROUND FLOOR



FIRST FLOOR

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 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. Alarm system (not tested).

Local Authority

East Renfrewshire Council headquarters Eastwood Park, Rouken Glen Road Giffnock G46 6UG Tel: (0141) 577 3000

Property Reference 909

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