



24 Hazelwood Avenue, Newton Mearns

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Situation

A hugely popular suburb, Newton Mearns is a welcoming, family friendly town, with a fantastic, lively and inclusive community. If you choose to live in Newton Mearns, you will have access to some of Scotland's highest attaining primary and secondary schools, including Kirkhill Primary School, St Cado's Primary School or St Clare's Primary Schools, Mearns Castle and St. Ninian's High Schools. Newton Mearns is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.

Commuter Links:

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 beautiful Ayrshire coast.

Local Amenities:

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants, including The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro, Broomburn Park and local shops at the Broom.

Fitness and Outdoors:

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling clubs and Whitecraigs tennis club. East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.





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Description

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

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

At present the accommodation comprises:

Ground Floor: Welcoming reception hall with staircase to upper level. Generous sitting room overlooking the front of the property, on an open plan arrangement to the dining room. The kitchen is fitted with a complement of wall mounted and floor standing units and allows access to the conservatory. Conservatory with viewings onto the stunning rear garden. Bedroom three/ Family room with private views to the rear of the property and has a vanity sink unit to one side. Bedroom four. House bathroom. Separate utility completes the lower accommodation.

First Floor: Bedroom one with fitted wardrobes. Bedroom two. Both bedrooms of double proportions. The property is further complimented by gas central heating and partial double glazing. A particular feature of this property is the generous garden grounds providing privacy and shelter. There is a driveway offering ample parking and leads to a single detached garage.





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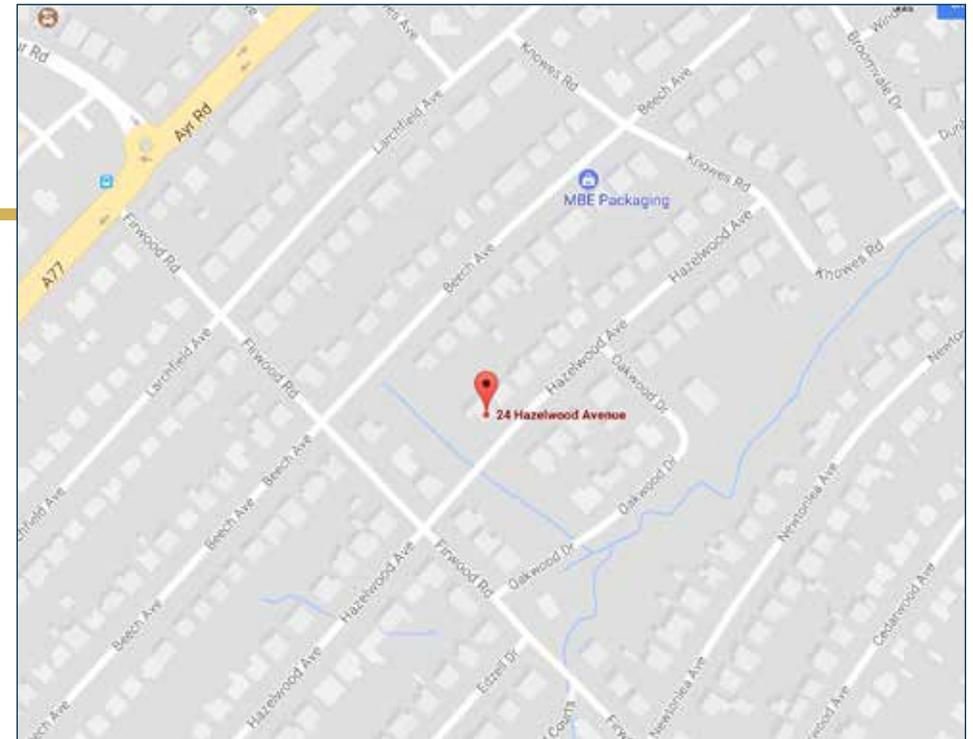
24 Hazelwood Avenue, Newton Mearns G77 5PT

Approximate gross internal area 1797sq ft - 167 sq m



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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 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 1050

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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