



5 Rannoch 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, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

The property is with and short walk to local shops on Harvie Avenue and 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 attaining primary and secondary schools, including the state of the art Eastwood High School and St Ninians High School.





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### Description

A beautifully presented four bedroom detached villa, which is set in close proximity to local amenities in the surrounding area.

Internally the property provides flexible accommodation formed over two levels, well designed for family living.

The accommodation comprises:

Ground Floor: Entrance vestibule. Reception hallway. Well presented sitting room. Family room/dining room. Well appointed refitted, contemporary kitchen fitted with a full complement of floor and wall mounted cabinets, complementary worktops, integrated appliances and French doors onto the decked terrace and rear gardens. House family bathroom with three piece white suite.

First Floor: Landing affords access to all four bedrooms. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Bedroom three. Bedroom four with fitted wardrobes. Shower room with three piece white suite.

The property is further complemented by gas central heating and double glazing. A particular feature of this home is the landscaped gardens, enclosed to the rear garden, providing privacy and shelter. Good sized deck terrace. Driveway provides ample off street parking and leads to tandem garage.





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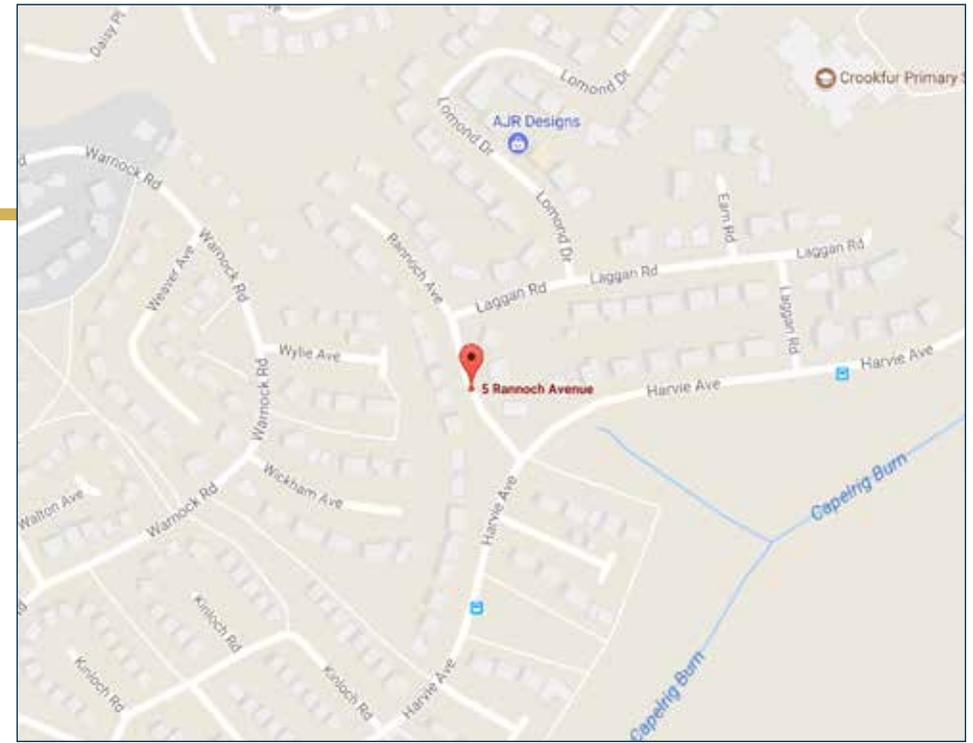


## 5 Rannoch Avenue, Newton Mearns G77 6LN

Approximate gross internal area 1476sq ft - 137 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 dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/shelves to wall surface where possible or to surfaces indicated by arrow heads. (D 110902) VistaBee 2017



### 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: F

### 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 1073

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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