



7 Byrestone Avenue, Newton Mearns

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Situation

Byrestone Avenue is a quiet cul de sac setting positioned off Laigh Road and is a popular and sought after location within Newton Mearns, extremely well positioned for amenities within the surrounding district.

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 Cadoc'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.

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

Seldom available, a well presented three bedroom detached villa, located within the quiet residential pocket of Byrestone Avenue.

Internally the property provides flexible accommodation, well designed for family living, set within generous corner garden grounds.

The accommodation comprises:
Ground Floor: Entrance vestibule. Welcoming reception hallway. Generous and bright sitting room, with views onto the front of the property. The sitting room is on an open plan arrangement to the dining room, which affords views onto the rear garden. Family room/Bedroom four with cupboard space. Well appointed and bright breakfasting kitchen, fitted with a range of wall mounted and floor standing units and complimentary worktop surfaces. House bathroom with three piece suite completes the accommodation.

First Floor: Bedroom one with fitted wardrobes and large store cupboard. Bedroom two and three, both of double proportions. A shower room completes the upper accommodation.

Well kept and generous landscaped corner garden grounds. There is an extensive lawn area which surround the house and a separate paved terrace area, ideal for entertaining. The property is further complimented by gas central heating and double glazing. A driveway provides off street parking and leads to a tandem garage.





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7 Byrestone Avenue, Newton Mearns G77 5SH

Approximate gross internal area 1,560 sq ft - 145 sq m (excl garages)



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 1129

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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