



15 Rozelle 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 Mearns Primary School, St Clare's Primary School, Calderwood Lodge, Eastwood High School and St. Ninian's High School. 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.

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.

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. Only a short walk away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, a number of private bowling clubs and Whitecraigs tennis and rugby 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.



### Description

A four bedroom detached villa, set within this established modern development, close to Mearns Cross, requiring upgrading and modernisation.

Flexible accommodation formed over two levels comprising:

Ground Floor: Reception hallway with staircase to upper level. Sitting room overlooking rear garden. Family Room. Kitchen. Utility room. Guest WC.

First Floor: Upper landing. Four bedrooms (one with ensuite shower room). House bathroom.

Private garden grounds. A driveway provides off street parking for several cars and leads to an integral single garage.

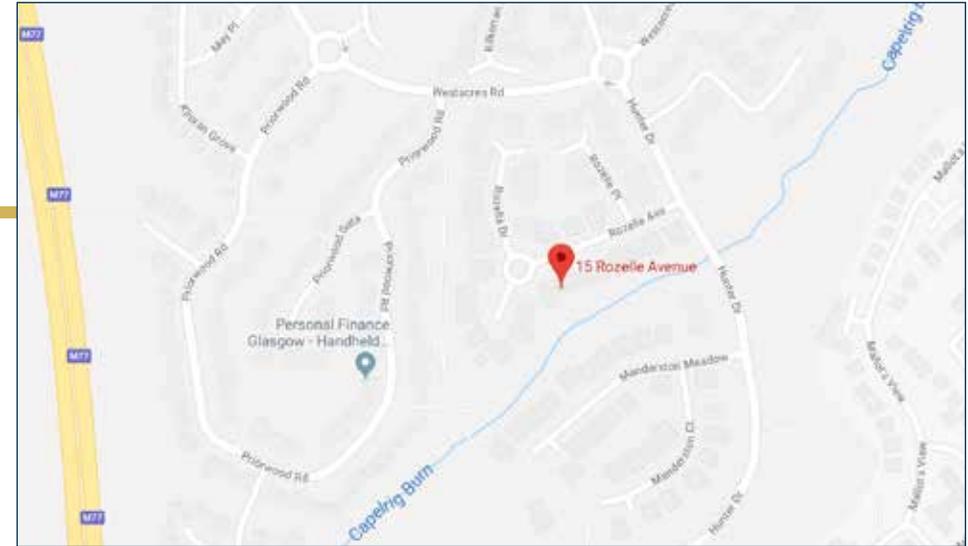


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## 15 Rozelle Avenue, Newton Mearns G77 6YS

Approximate gross without garage 1,561 sq ft - 145 sq m

Total area with garage 1,734 sq ft - 161 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings 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. 2019

### 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

### Agents Note

The property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

### Services

The property will be supplied by mains water, gas and electricity. Gas central heating (not tested).

### Asking price:

Fixed Price £290,000

### Local Authority

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

Property Reference 1386

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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