



6 Birch Grove View, Birch Grove Manor, Newton Mearns

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents



Nicol Estate Agents



## Situation

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Birch Grove is an exclusive development of only a handful of detached homes, quietly positioned off Capelrig Road and accessed by tree line road, yet only a short distance to Mearns Cross, Greenlaw Retail Park and The Avenue Shopping Centre.

Newton Mearns is acknowledged for the high standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Birch Grove View is conveniently located for access to The Avenue Shopping Centre, Greenlaw Village Retail Park, which includes Waitrose, Aldi, Tesco Metro and a number of restaurant, and is with walking distance to Patterton Train Station.











## Description

A truly magnificent and impressive, modern detached villa built in 2017, set within extensive enclosed private gardens, close to local amenities, transport links and popular East Renfrewshire Schools.

This spectacular home enjoys a high specification throughout, carefully and thoughtfully planned internally with generous living spaces, enhancing the feeling of space and natural light.

The property has been upgraded by the present owners and extends to around 4,912 Sqft or 456 Sqm (not including the garage), affording well maintained and flexible accommodation arranged over three levels, well designed for family living, set within a broad fronted secluded plot.

The accommodation comprises:

**Ground Floor:** A canopied entrance leads to an immediately impressive and welcoming reception hallway enjoying abundance of natural light. Beautifully presented and generous drawing room with bi folding doors onto the terrace. Sitting room. Play room. Spacious combined breakfasting kitchen, dining and family room with bi folds opening to the rear garden. Well appointed kitchen equipped with a range of wall mounted and floor standing units, island unit, integrated appliances, and complementary granite worktop surfaces. Ample space for dining table and chairs. The kitchen affords access to the side of the property, leading to the garage. Separate utility room. Guest WC and shower room.

**First Floor:** Bright upper landing with a seating area. Generous principal bedroom suite with walk in dressing room and attractive ensuite bathroom with twin vanities and a separate walk in shower enclosure. Bedroom two and three, overlook the rear garden have fitted wardrobes and ensuite shower rooms. Bedroom four with fitted wardrobes and an ensuite shower room, overlooks the front of the property. Bedroom five with fitted windows. All the bedrooms on the first floor level benefit from a Juliet balcony. House bathroom with a separate walk in shower.

**Attic/Second Floor:** Upper landing. Games room. Further bedroom/Gym. Home office.

A particular feature of this fine home is the private and secluded landscaped gardens. A monobloc driveway with space for several cars leads to a double garage with remote door.

The property is further complemented by an upgraded Air Source Heat Pump heating system, Schuco doors and windows, security alarm system, CCTV, automated external lighting surrounding the property, Led colour changing lighting strip to the front canopy and cat 5/6 wiring throughout. The bathrooms and kitchen installed by Bagno Design.











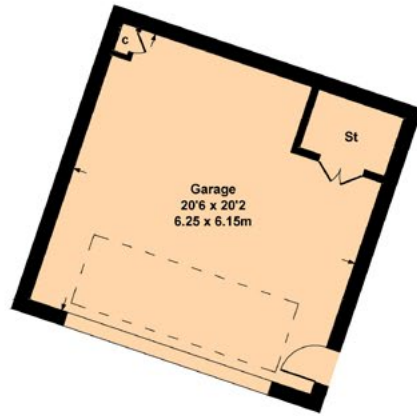








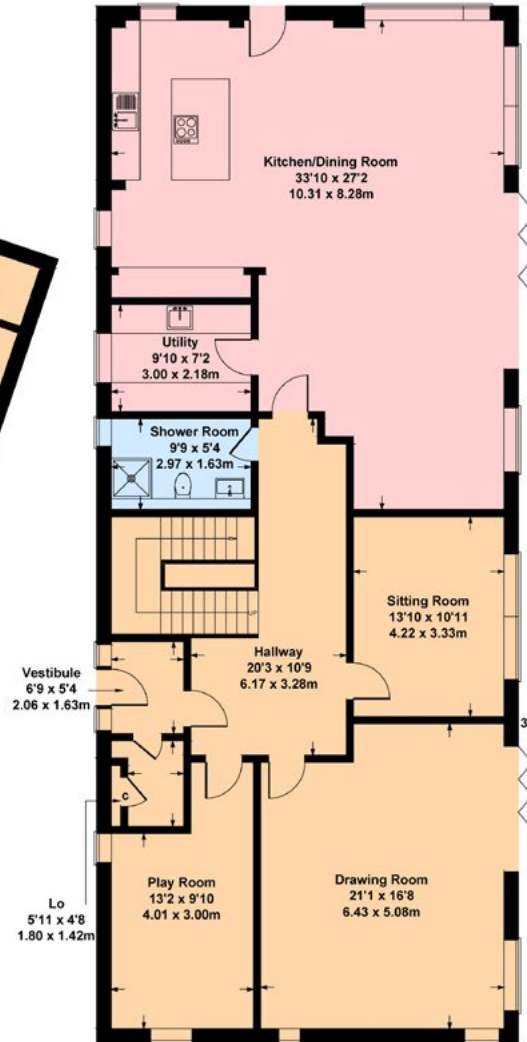
Approximate gross internal area  
 Main House = 4912 sq ft - 456 sq m  
 Garage = 413 sq ft - 38 sq m  
 Total = 5325 sq ft - 494 sq m



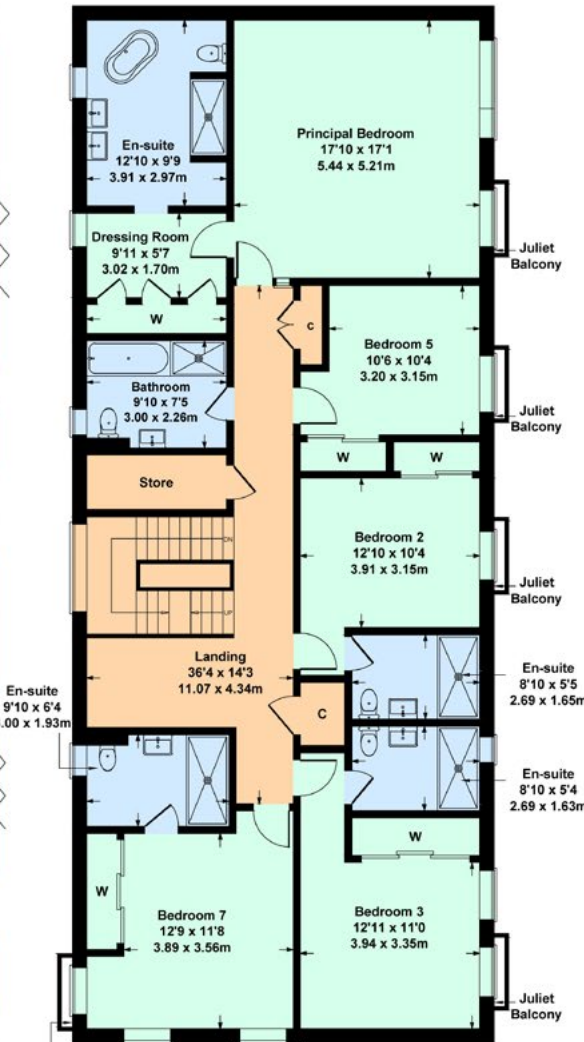
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2023

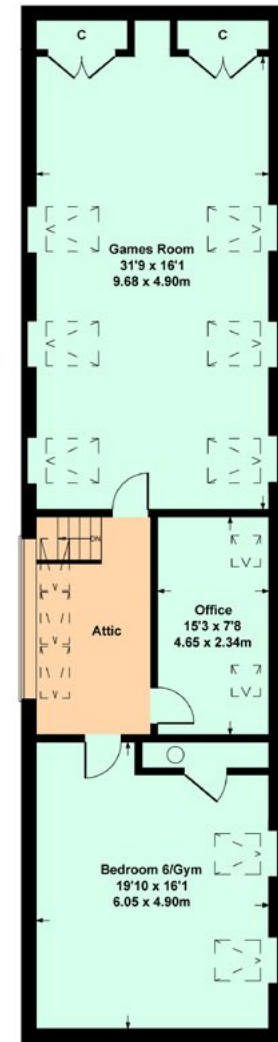
GARAGE



GROUND FLOOR

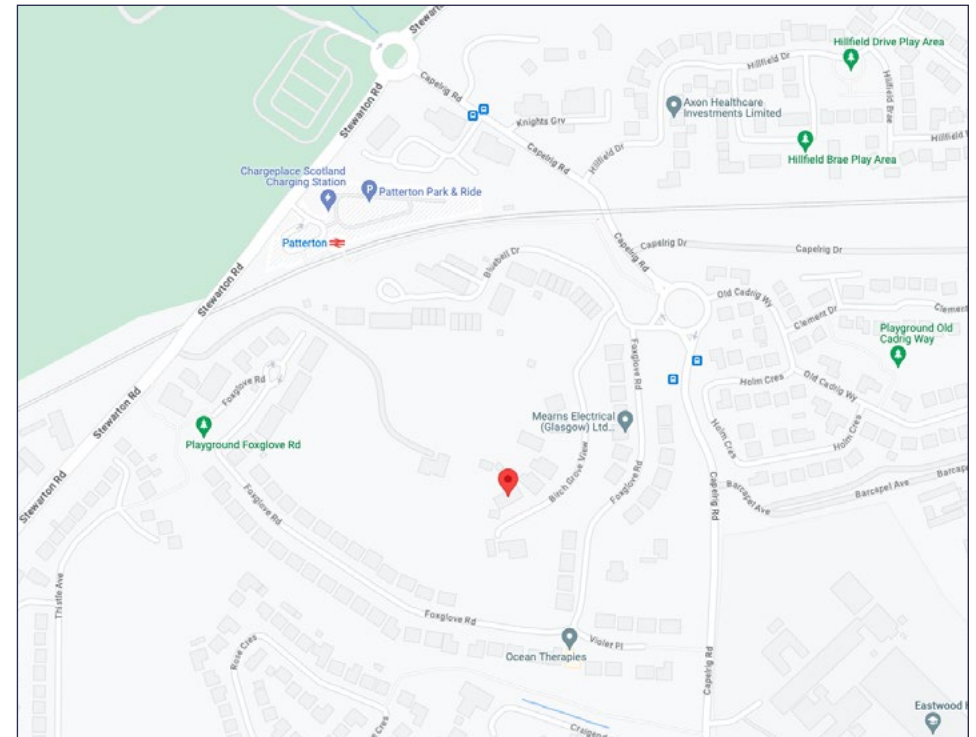


FIRST FLOOR



SECOND FLOOR

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  
 Council Tax Band: H

### Fixtures and Fittings

Only items specifically mentioned in the sale particulars  
 are included in the sale price.

### Energy Efficiency Rating

Band C

### Services

The property will be supplied by mains water, electricity  
 and drainage. Air source heat pump.

### Local Authority

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

Property Reference 3041

46 Ayr Road, Newton Mearns, Glasgow G46 6SA  
 T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

