



2 Mearnscroft Road, Newton Mearns

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



Nicol Estate Agents





## Nicol Estate Agents

### Situation

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.

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.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Mearns Croft Road is conveniently located for access to the new Mearns Kirk Coop, The Avenue Shopping Centre, Waitrose, Aldi and Tesco at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools.















## Description

Seldom available, a well presented and spacious all on the level detached bungalow, located within this popular residential pocket, close to local amenities and shops.

This property has been upgraded and well maintained, affording all on the level flexible accommodation, set within generous southerly facing private gardens.

The complete accommodation comprises.

Entrance vestibule. Reception hallway with good storage. Spacious and bright sitting room with fireplace. Dining room/bedroom three with doors to rear garden. Well-appointed dining kitchen with a full complement of wall mounted and floor standing units and complementary worktops. Separate utility room with access to the side and rear of the property. Bedroom one with a refitted ensuite shower room and fitted wardrobes. Bedroom two with fitted wardrobes. A refitted shower room, with three piece suite completes the accommodation.

The property is further complemented by gas central heating and double glazing. A driveway provides off street parking leading to a detached single integral garage, Well kept landscaped, generally level corner garden grounds, enjoying a south westerly orientation at rear. Partially floored attic providing additional storage.













Nicol Estate Agents

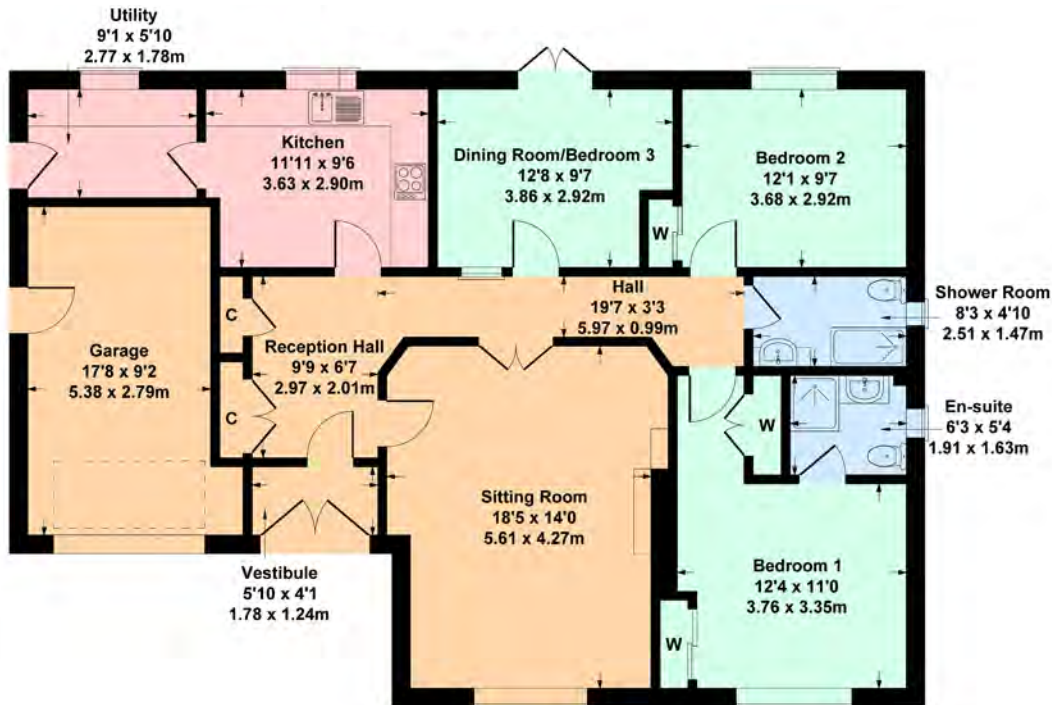


## 2 Mearnscroft Road, Newton Mearns, G77 5QH

Approximate gross internal area Main House: 1,161 sq ft - 108 sq m

Garage: 180 sq ft - 17 sq m

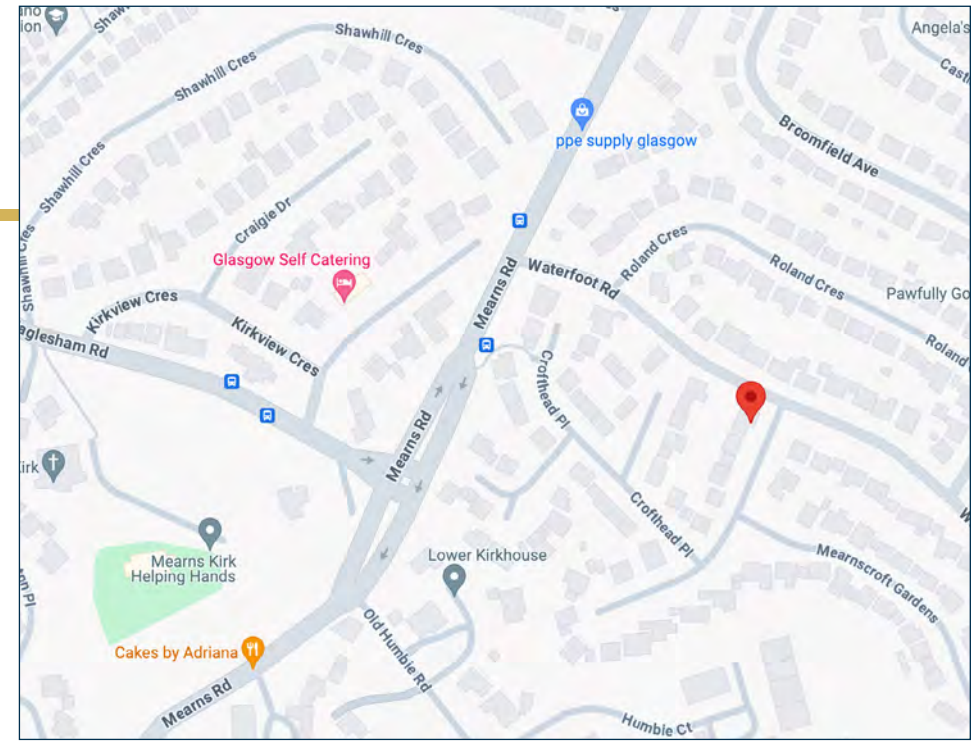
Total: 1,341 sq ft - 125 sq m



### 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. 2024

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

Band G

### 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, gas and drainage. Gas central heating.

### Local Authority

East Renfrewshire Council

Council headquarters

Eastwood Park, Rouken Glen Road

Giffnock G46 6UG

Tel: (0141) 577 3000

Property Reference 3074

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

