



41 Hazelwood Avenue, Newton Mearns

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents



Description

A deceptively spacious and well presented detached bungalow, set within this popular residential pocket of Newton Mearns, a short distance from both Ayr Road and Mearns Road, with a variety of local shops at both. Internally, this family home affords a flexible layout arranged over two levels.

At present the accommodation comprises:

Ground Floor: Entrance porch. Welcoming reception hall with staircase to upper floor and ample storage. Bay window sitting room overlooking the rear garden. Bay window dining room to the front of the property. Refitted contemporary, dining kitchen with a range of wall mounted and floor standing units, access to the car port, rear garden and useful utility room. Bay window bedroom one with ample fitted wardrobes. Bay window bedroom two. Beautiful, upgraded house bathroom, with a separate walk in shower and double vanity.

First Floor: Upper landing. Study/store. Guest WC and separate shower room. Bedroom three and bedroom four, both of double proportions. Bedroom Five.

The property benefits from gas central heating and double glazing. Well kept and private garden grounds. There is a driveway to the front providing parking for several cars and leads to a car port and single garage.









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 around 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, Whitecraigs Tennis Club, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Hazelwood Avenue is conveniently located for access to The Avenue Shopping Centre, Waitrose 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, including Mearns Castle and St. Ninian's High Schools.









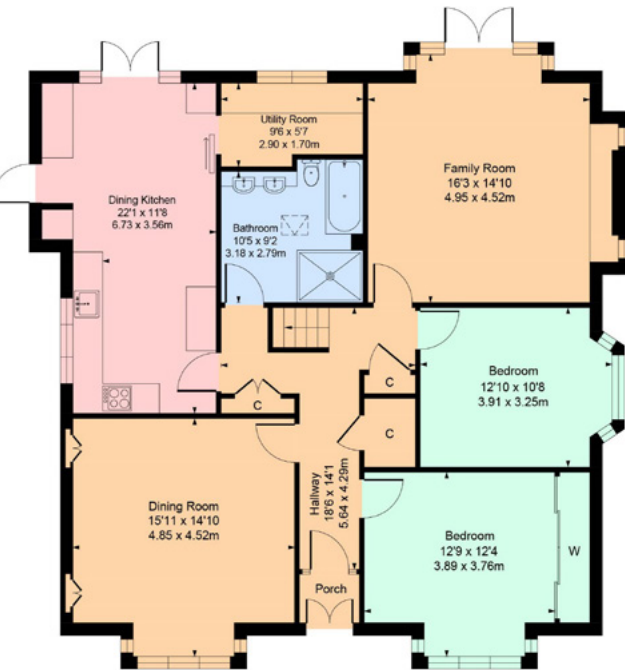
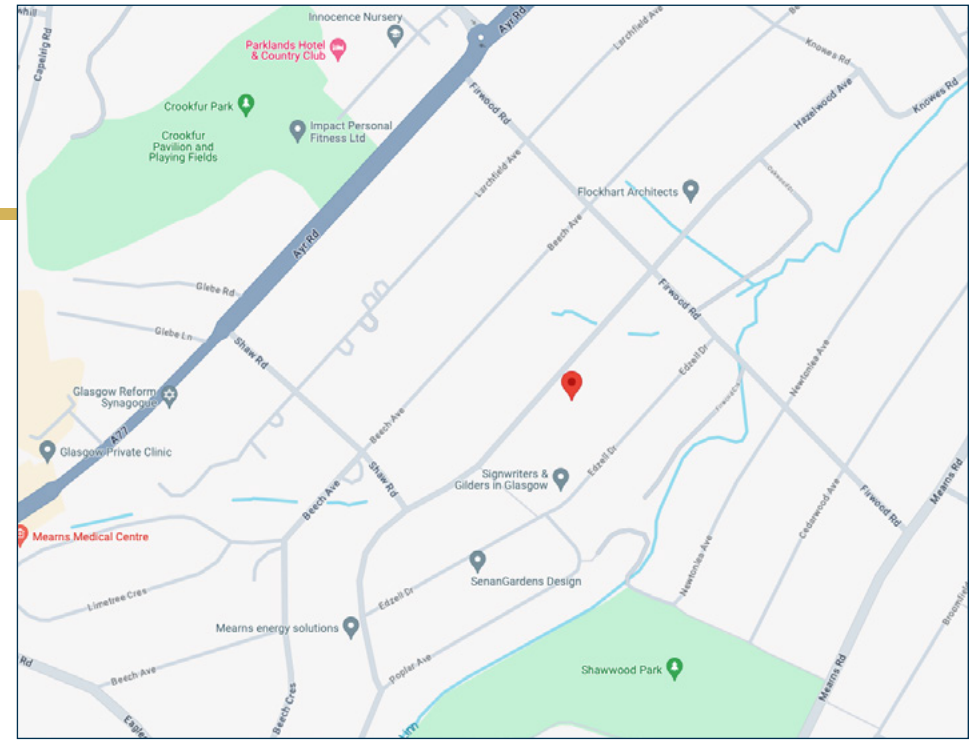


Nicol Estate Agents

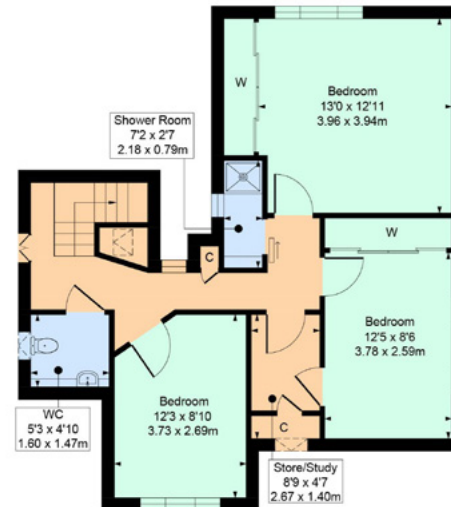


41 Hazelwood Avenue, Newton Mearns, G77 5QT

Approximate gross internal area - 1981 sq ft - 184sq m



Ground Floor



First Floor

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 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

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.

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

