



52 Beech Avenue, Newton Mearns

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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, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Beech 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.







Description

Seldom available, a beautifully presented and extended four bedroom/three public room detached bungalow set within this popular residential pocket of Newton Mearns, close to Mearns Cross, The Avenue, Parklands Country Club, transport links and local schools.

This family home affords well appointed and flexible accommodation, upgraded and extended by the present owners, arranged over two floors comprising:

Ground Floor: Entrance vestibule. Welcoming reception hall with staircase to upper floor. Well presented bay window sitting room overlooking the front gardens. Bay window dining room, connecting to the kitchen. Well appointed kitchen fitted with a complement of wall mounted and floor standing units and complementary worktops. Generous garden room overlooking the well kept rear garden, with French doors opening to the terrace and gardens. Bedroom one with fitted wardrobes. Attractively refitted house bathroom with separate shower enclosure.

First Floor: Upper landing. Bedroom two. Bedroom three. Bedroom four. A further refitted bathroom completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well kept and private garden grounds, south westerly facing rear, with a terrace and lawn, ideal for entertaining.

There is a driveway to the front providing parking for several cars and leads to a single detached garage.













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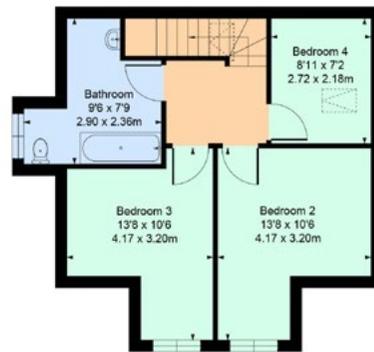


52 Beech Avenue, Newton Mearns, G77 5QP

Approximate gross internal area 1732 sq ft - 160.9 sq m



Ground Floor

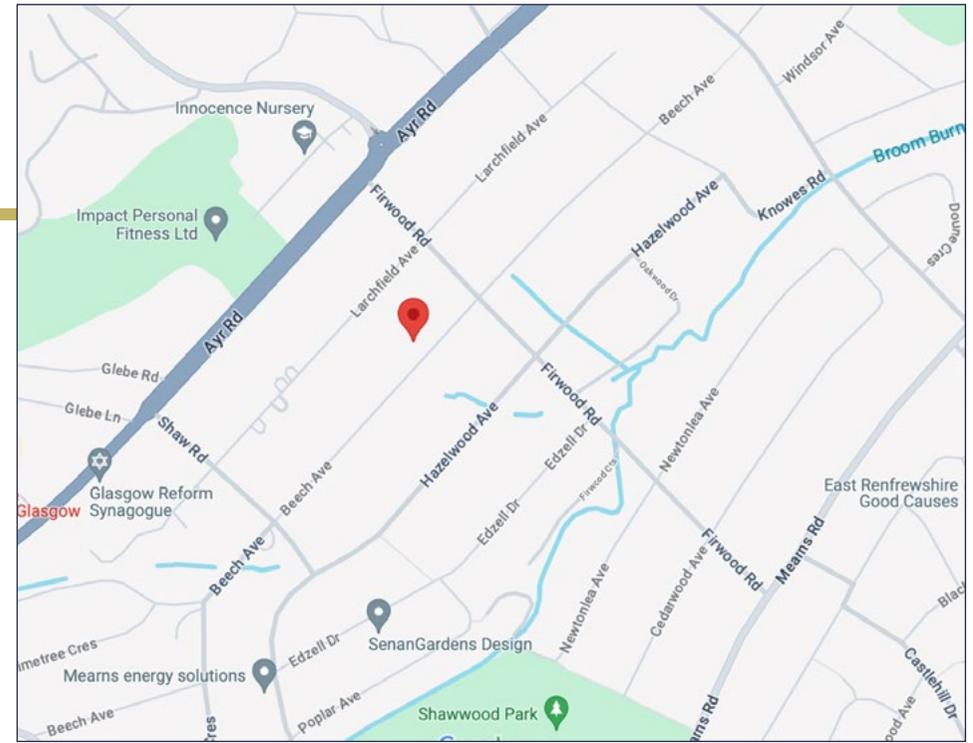


First Floor

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.

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 D

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

East Renfrewshire Council

Eastwood Park

Rouken Glen Road

Giffnock G46 6UG

Tel: (0141) 577 3000

Property Reference 3155

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