



Ryat Lynn, Stewarton Road, Newton Mearns

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Situation

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. Patterton Train Station is a short distance away.

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. Also, close by, is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

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 Eastwood High and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Clubs, as well as 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

Seldom available, a spacious countryside detached home, conveniently located for local schooling, transport links and amenities within the surrounding area.

This family home enjoys views over the surrounding countryside and extends to around 3,185 Sqft (296 Sqm) not including the garage, and affords flexible accommodation arranged over two floors, well designed for family living.

The accommodation comprises:

Ground Floor: Welcoming reception hallway with staircase to upper accommodation. Well presented sitting room, leading to the conservatory, overlooking the gardens. Well-appointed dining kitchen, fitted with a full complement of wall mounted and floor standing units, complementary worktops and breakfasting bar. The kitchen affords access to the terrace and garden. Separate utility room with bar area. Four double bedrooms are located on the ground floor, with one benefitting from an ensuite shower room. Family room/ further bedroom. House shower room with a three piece suite.

First Floor: Bedroom one with fitted wardrobes, walk in wardrobe and an ensuite bathroom with separate shower enclosure. Bedroom two with fitted wardrobes and an ensuite bathroom with a bath and shower cubicle. Ample eaves storage throughout.

The property is further complemented by oil fired central heating and double glazing. Driveway to the front, provides ample off street parking and leads to a single garage.

Well kept garden grounds, enclosed garden to the rear and side with a terrace, ideal for entertaining.















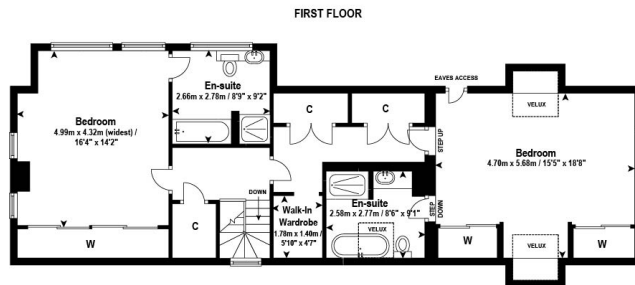
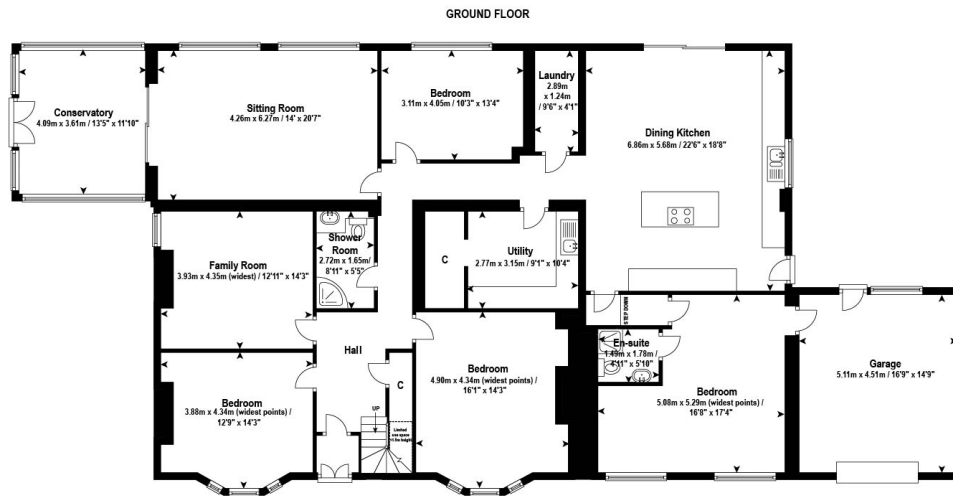
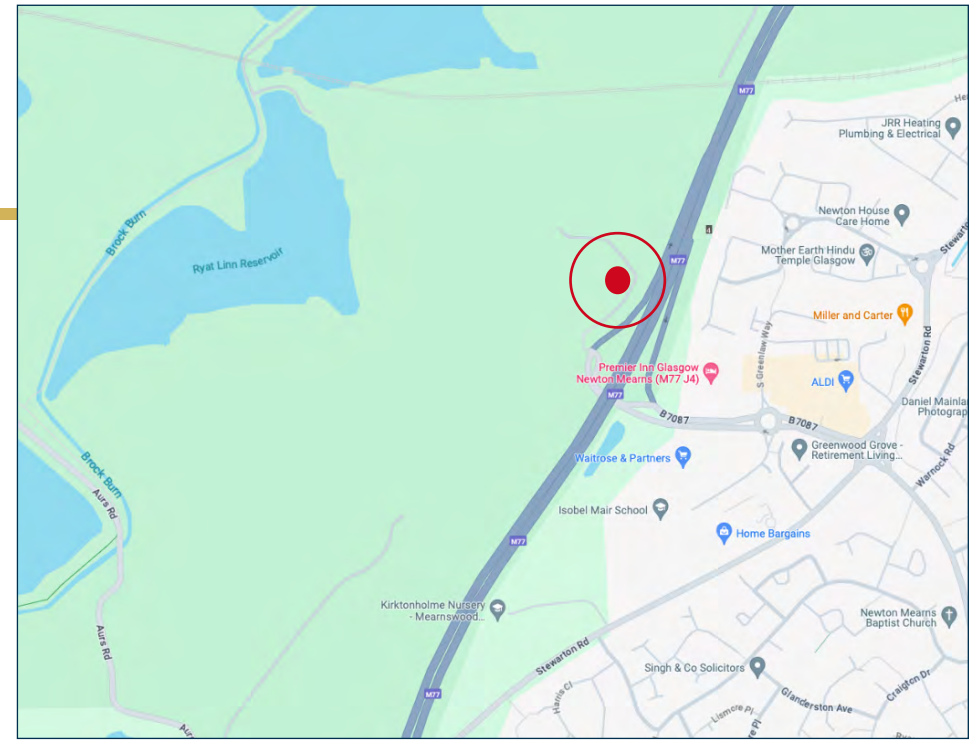


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Approximate gross internal area
Main House = 3185.5 sq ft - 296 sq m
Garage = 248.1 sq ft - 23.1 sq m
Total = 3433.6 sq ft - 319 sq m



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.

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 and electricity. Oil central heating.

Local Authority

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

Property Reference 3107

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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