



2 Edenhall Grove, Mearns Kirk, Newton Mearns

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

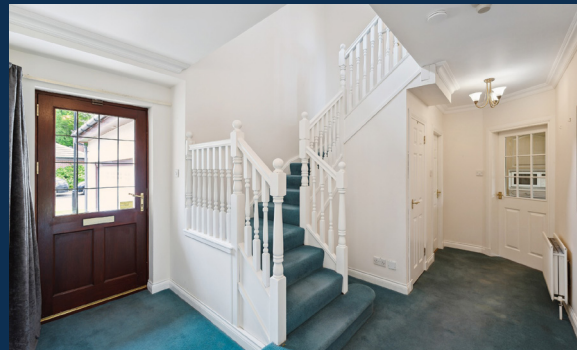
Situation

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern 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.

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 St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools. Newton Mearns is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

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 new Mearnskirk Coop, The Avenue Shopping Centre and local shops at the Broom. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants and also Silverburn Shopping Centre.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, 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. 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 well presented and spacious extended detached villa positioned within a quiet and short cul de sac, built by John Dickie Homes, situated within the highly regarded Mearnskirk area of Newton Mearns, yet only a short distance to Mearns Cross, The Avenue Shopping Centre and reputable East Renfrewshire Schooling.

This home extends to around 1,968 Sqft (183 Sqm not including garage), affording well appointed and flexible accommodation formed over two levels, well designed for family living.

The complete accommodation comprises:

Ground Floor: Welcoming reception hallway with guest WC and staircase to upper floor. Sitting room with patio doors opening to rear garden. Formal dining room overlooking the front of the property. Double doors open to a generous triple aspect sunroom with French doors opening to rear garden. Kitchen fitted with a full complement of floor and wall mounted cabinets, complementary worktops and integrated appliances. Separate utility room. Bedroom with ensuite shower room overlooking the rear gardens.

First Floor: Bright upper landing providing access to four double bedrooms and storage cupboard. A spacious principal bedroom suite with dressing area and bathroom with separate shower enclosure. Bedroom two has a fitted wardrobe. Bedroom three with fitted wardrobe. Bedroom four with fitted wardrobe. The shower room completes accommodation.

The property benefits from gas central heating, double glazing and is protected by a security alarm system.

Well tended landscaped corner gardens, enclosed rear garden with terrace, providing privacy and shelter, ideal for entertaining. A driveway provides off street parking for several cars and leads to a double garage with remote controlled door.











Nicol Estate Agents

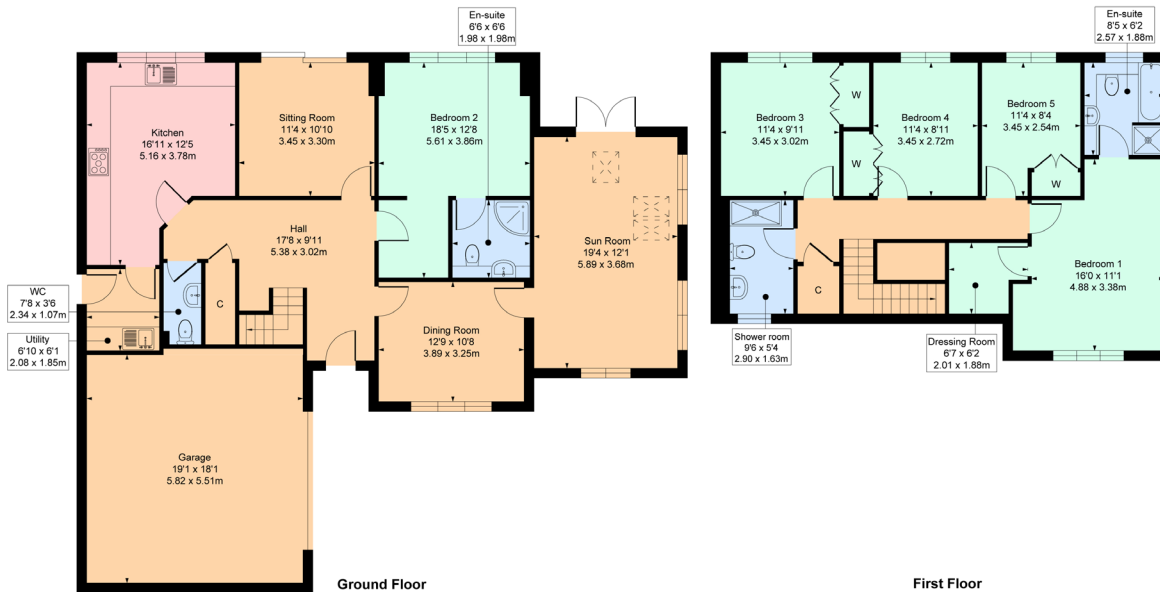
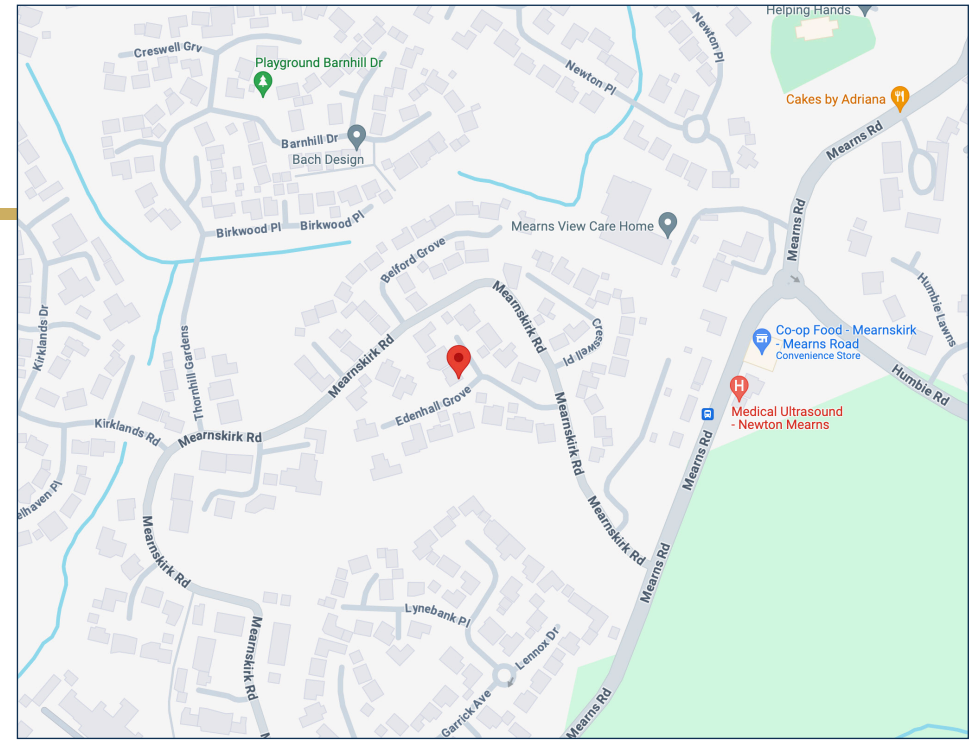


2 Edenhall Grove, Mearnskirk, Newton Mearns G77 5TS

Approximate gross internal area 1,994 sq ft - 185.24 sq m

Garage 354 sq ft - 32.88 sq m

Total Approx 2,348 sq ft - 218.12 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, 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

Property Reference 3172

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

