



‘The Old Manse’ 204 Ayr Road, 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. The Old Manse is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom. Silverburn shopping Centre is a short drive away.

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 locally admired traditional sandstone detached family home, positioned within generous, landscaped private garden grounds, close to local shops at the Broom, highly reputable primary and secondary schooling and nearby transport links on the Ayr Road.

The Old Manse, sits well back from the Ayr Road and is available for sale for the first time in over 50 years, retains much of its original charm and affords spacious and flexible accommodation over three levels, well designed for family living, extending to approximately 2,816.25 sq ft (261.64 sq m) not including garage or attic space.

The complete accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hall with stained glass window to the side. Generous bay window drawing room with ornate cornicing and commanding aspects over the front gardens. Sitting/ dining room. Family room. Kitchen looking on to the rear garden with wall mounted and floor standing units and an Aga. Utility area. House bathroom.

First Floor: Broad upper landing providing access to five bedrooms, a study and a further bathroom. All of bedrooms are of double proportions. A staircase leads to a generous floored attic.

Attic: Extensive storage area.

A particular feature of this home is the generous landscaped garden corner grounds, providing privacy and shelter. The gardens boast expansive lawns, well stocked with shrubs, plants and perennials and terraces ideal for entertaining, enjoying a south westerly orientation.

A long driveway, located to front of the property, provides ample off street parking, and leads to a detached garage. The property is further complemented by gas central heating.











Attic Room



Attic Room







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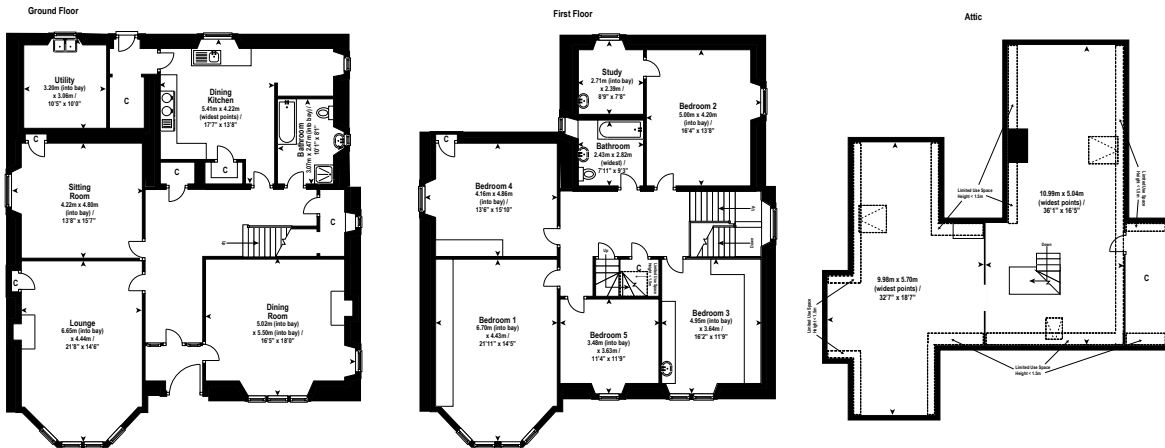
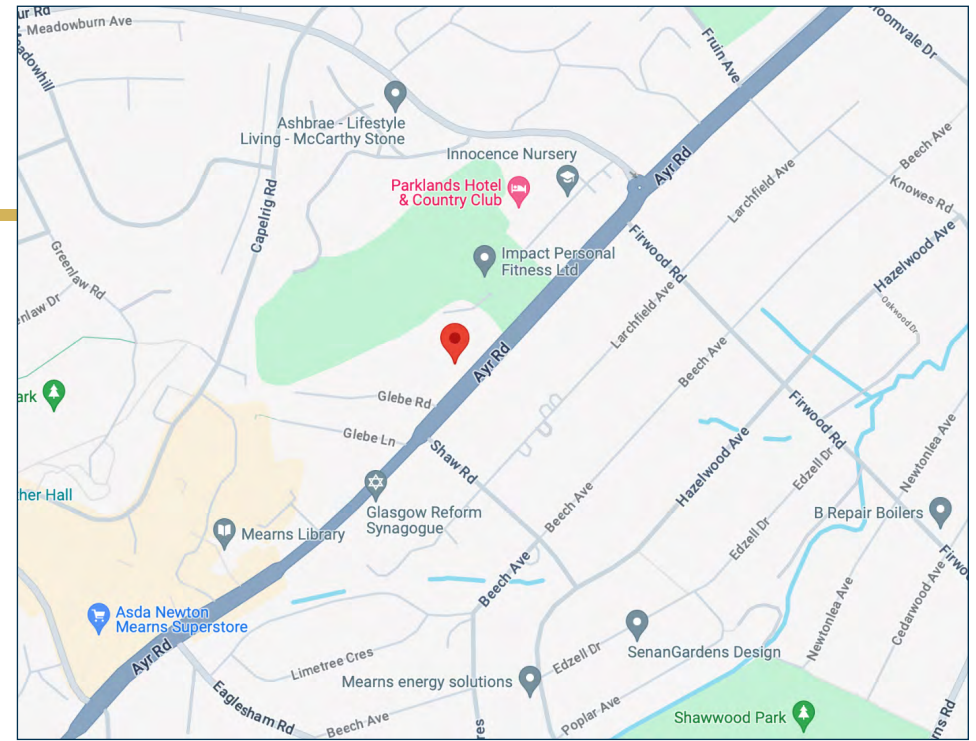
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Approximate gross internal area = 2,816.25 sq ft - 261.64 sq m
Attic = 1,030.97 sq ft - 95.78 sq m
Garage = 180.1 sq ft - 16.7 sq m
Total = 4,027.3 sq ft - 374.14 sq m

For guidance. Not actual location of garage in relation to the property.



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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
1 Helena Place, Busby Road
Clarkston, G76 7RB
Telephone 0141 638 4541
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Band H

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, 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 3197

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