



7 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

A well presented four bedroom traditional 1930's detached bungalow, positioned within a quite cul de sac setting, located within this popular residential enclave, close to Mearns Cross, The Avenue, Parklands Country Club, transport links and popular East Renfrewshire schools.

This family home is set with mature gardens and offer a high degree of privacy and seclusion. The accommodation is very flexible and is arranged over two levels and extends to:

Ground Floor: Entrance vestibule. Welcoming reception hall with staircase to upper floor. Well presented bay window sitting room with fireplace, overlooking the front gardens. Family room/further bedroom, with access to rear garden. Kitchen fitted with a range of wall mounted and floor standing units and complementary worktops. Open plan to garden room affording access to the well kept enclosed rear garden. Bedroom one with bay window. Bedroom two overlooks the rear garden. Attractively refitted house shower room.

First Floor: Bright upper landing with useful study area and eaves storage. Bedroom three. Bedroom four. A further refitted bathroom with freestanding bath and separate shower enclosure completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well kept and private garden grounds. The rear garden is enclosed with terrace and lawn, ideal for entertaining and enjoys a sunny orientation. There is also a spacious BBQ style hut/home office.

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

Planning Permission: Planning permission has been granted for single storey rear extension and raised decking (Ref 2023/0385/TP).















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7 Beech Avenue, Newton Mearns, G77 5PR

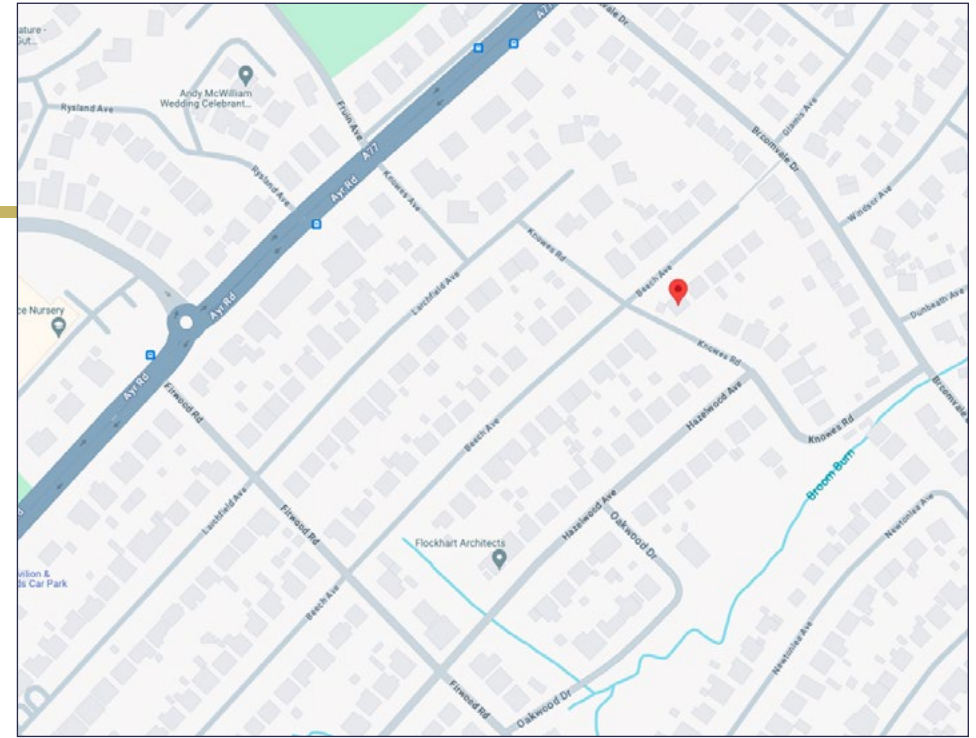
Approximate gross internal area = 1780 sq ft - 165.36 sq m



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.
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Council Tax 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 3159

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