



46 Newtonlea 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, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Newtonlea 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 traditional detached bungalow, set within this popular residential pocket of Newton Mearns, close to Shawwood Park and only a short walk to local shops at the Broom and nearby transport links on Mearns Road.

Internally, this family home affords a flexible layout arranged over two levels.

At present the accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hall. Generous bay window sitting room with a feature fireplace. Family room with a staircase to the upper accommodation and also access to the rear gardens. Dining room/bedroom four. Kitchen fitted with a range of floor and wall mounted units, in turn affording access to the sun porch. Bay window bedroom one with wardrobe space. House shower room, with a three piece suite.

First Floor: Upper landing. Two further bedrooms and ample eaves storage.

The property benefits from gas central heating and double glazing. Well kept and generous private garden grounds. There is a driveway to the front providing parking for several cars and leads to the garage.







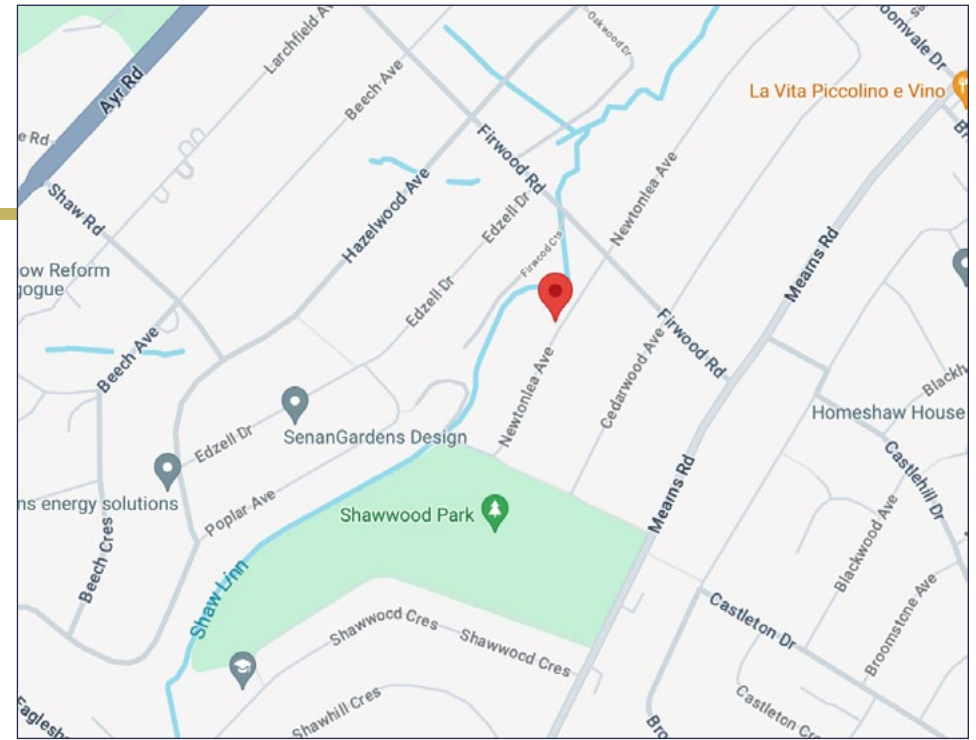
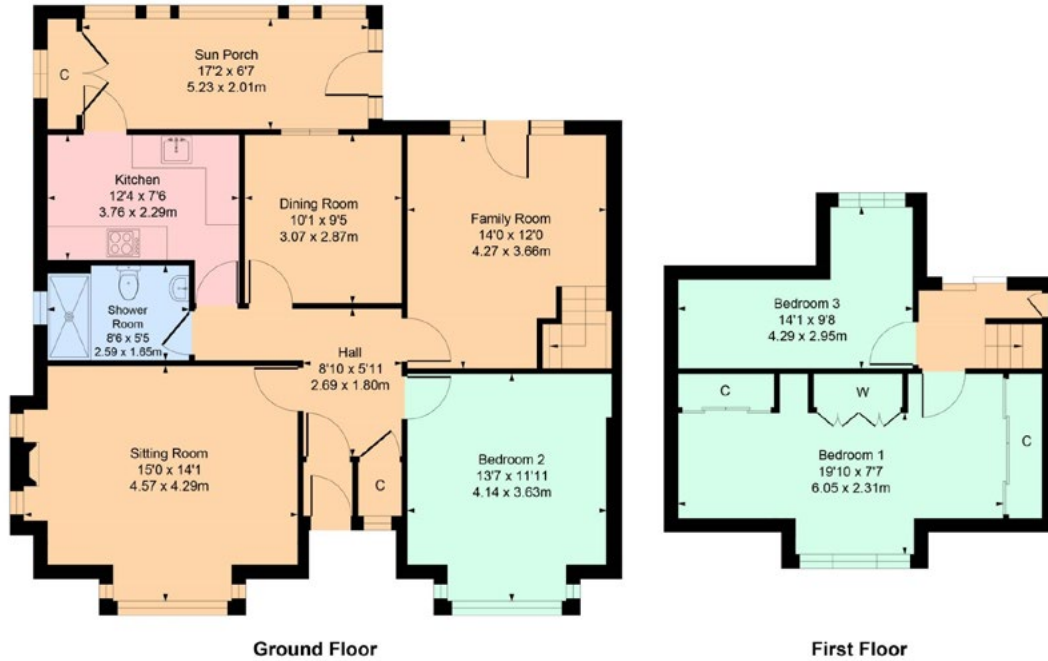


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46 Newtonlea Avenue, Newton Mearns G77 5QF

Approximate gross internal area = 1391 sq ft - 129.22 sq m



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 3203

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.

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