



208 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 property 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 spacious traditionally styled semi detached family home, close to The Avenue, highly reputable primary and secondary schooling and nearby transport links on the Ayr Road.

This family home has been well maintained by the current owners,affording well appointed and flexible accommodation. The complete accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hall with staircase to upper floor. Generous bay window sitting room with feature fireplace and enjoying aspects over the front gardens. Family/ dining room. Bedroom five/ study. Dining kitchen with wall mounted and floor standing units, overlooking the rear garden. Guest WC.

First Floor: Upper landing providing access to four bedrooms. Bedroom one with bay window and fitted wardrobes. Bedroom two with fitted wardrobe. Bedroom three has a storage cupboard. Bedroom four. The house bathroom completes the accommodation.

Well kept landscaped garden grounds, providing privacy and shelter, enjoying a south westerly at the rear.

The property is further complemented by gas central heating and double glazing. An extensive driveway, provides ample off street parking, and leads to a detached garage.











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208 Ayr Road, Newton Mearns G77 6DT

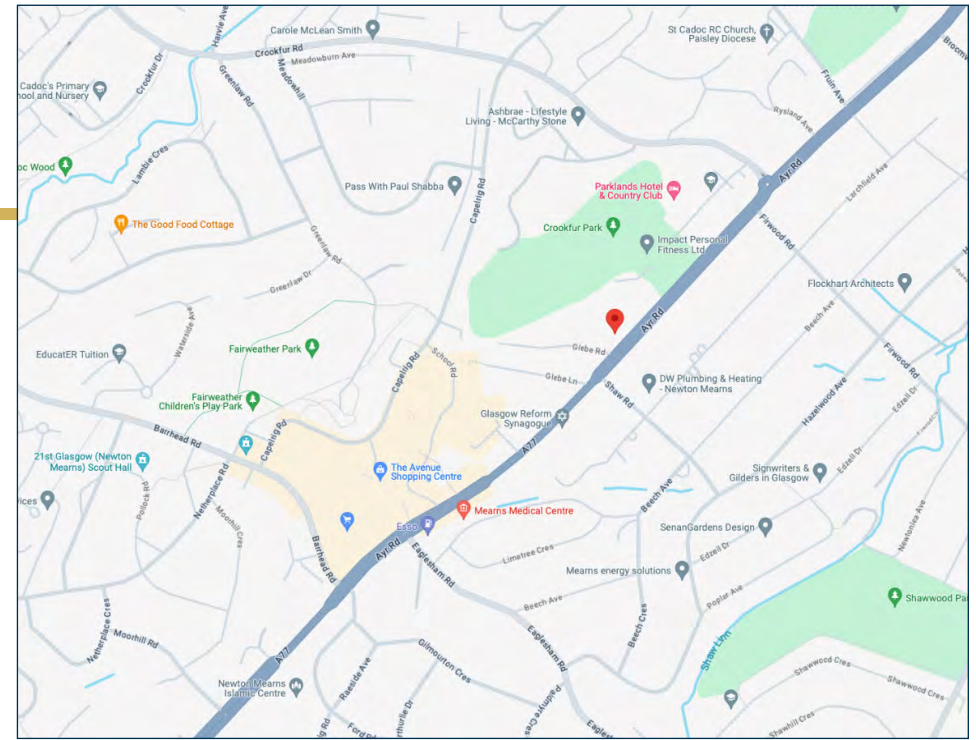
Approximate gross internal area
Main House = 1433 sq ft - 133.13 sq m
Garage = 234 sq ft - 21.73 sq m
Total = 1667 sq ft - 154.86 sq m



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

Glasgow City Council

Council Tax 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

Glasgow City Council

City Chambers

Glasgow

G2 1DU

Tel: 0141 287 2000

Property Reference 3209

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