



21 Edzell Drive, 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. Edzell Drive 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 spacious and well presented extended four bedroom traditional detached bungalow, 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 flexible accommodation, extends to around 2,427 Sqft (226 Sqm) and comprises:

Ground Floor: Entrance vestibule. Welcoming reception hall with staircase to upper floor. Bright and generous sitting room centered around a wood burning stove and original leaded and stained glass to each side. Open plan to dining room with French doors opening to the rear garden. Family/ dining room on an open play layout to the kitchen. Well appointed breakfasting kitchen fitted with a range of wall mounted and floor standing units, breakfasting bar, range style cooker, and complementary worktops. Additional rooflights bring an abundance of natural light. Separate utility room in turn providing access to the garage store.

First Floor: Bright upper landing affording access to four double bedrooms. The principal bedroom is particularly spacious and has an attractive ensuite shower room with twin vanity sinks. Bedroom two with ensuite shower room. Bedroom three. Bedroom four. The modern house bathroom with a freestanding bath and separate shower enclosure completes the accommodation.

The property is further complemented by gas central heating and is mostly double glazing.

Well kept and private garden grounds. The rear garden is enclosed with terrace and lawn, ideal for entertaining and enjoys a sunny south westerly orientation.

There is a driveway to the front providing parking for several cars.















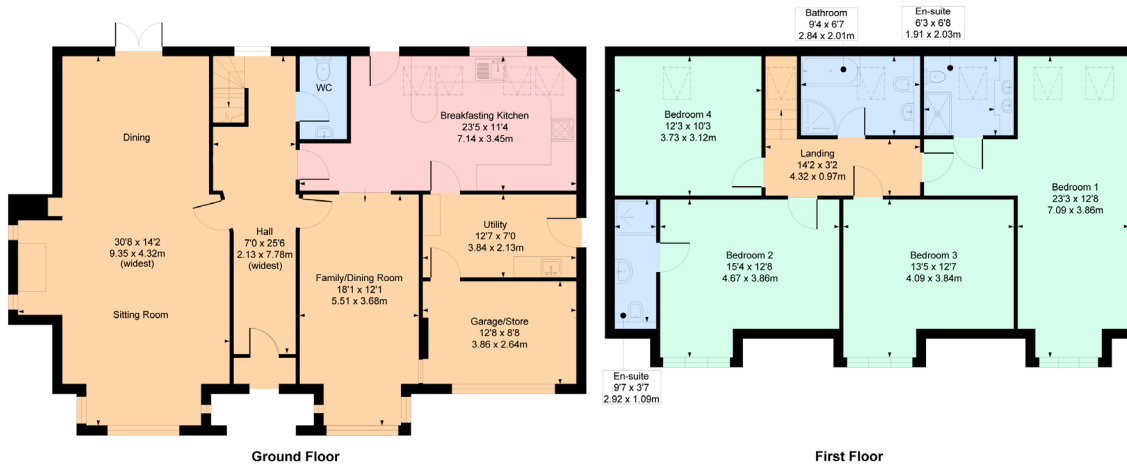
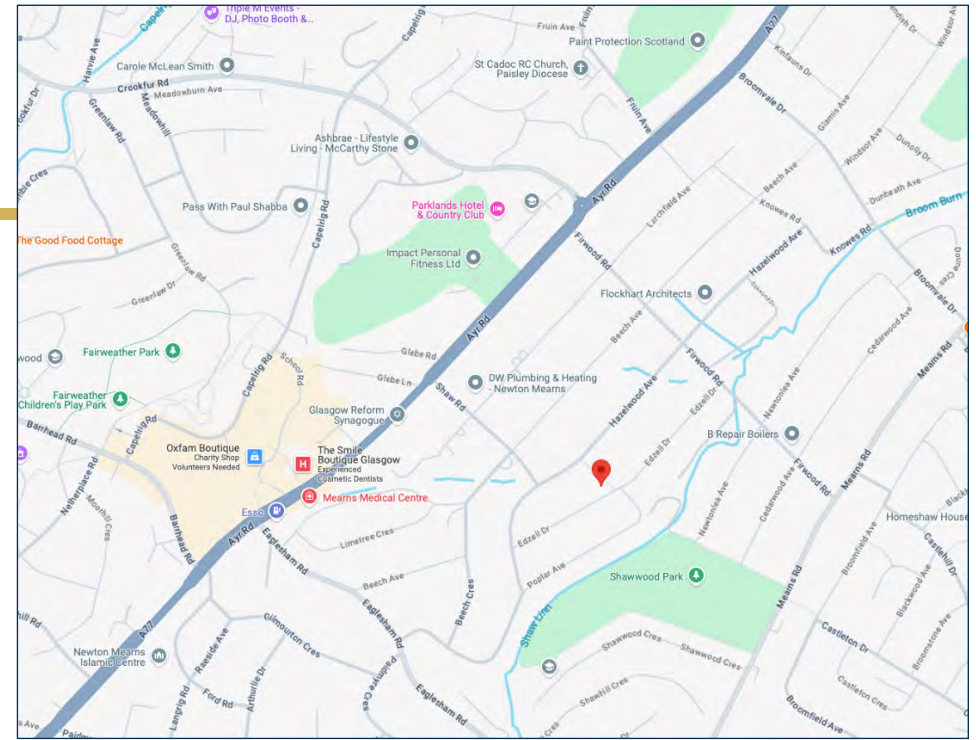


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Approximate gross internal area
Main House = 2427 sq ft - 226 sq m
Garage/Store = 113 sq ft - 10 sq m
Total = 2540 sq ft - 236 sq m



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 F

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 3229

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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