



Dunard, Humble Road, Newton Mearns

www.nicolestateagents.co.uk



Nicol Estate Agents



Situation

Dunard is set within approximately 2.5 acres or thereby of countryside and farmland, located within one of Glasgow's premier residential addresses.

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick International Airports. There are regular train and bus services to Glasgow, East Kilbride and the beautiful Ayrshire coast.

A hugely popular suburb, Newton Mearns is a welcoming, family friendly town, with a fantastic, lively and inclusive community. If you choose to live in Newton Mearns, you will have access to some of Scotland's highest attaining primary and secondary schools, including St Clare's, Maidenhill, Mearns and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools. Dunard is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks, library and a broad range of supermarkets, boutique shops and restaurants, The Avenue Shopping Centre, Mearnskirk Coop and local shops at the Broom. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs and Whitecraigs Tennis Club as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.















Description

A rare opportunity to acquire this well presented and extended countryside detached home, situated on Humble Road, enjoying views over the beautiful East Renfrewshire countryside, yet only a short distance to Mearns Cross, The Avenue Shopping Centre and favoured East Renfrewshire Schooling.

Set within attractive and generous garden grounds, this family home has been well maintained by the current owners, affording well appointed and flexible accommodation formed over two levels, well designed for family living. Most rooms enjoying views over the surrounding fields and towards Glasgow City Centre and Hills beyond.

The complete accommodation extends to around 2,314Sqft(215 Sqm) and comprises:

Ground Floor: Entrance vestibule. Welcoming reception hall with spiral staircase to upper floor. Open plan family room with fireplace. Spacious and bright dual aspect sitting room, with feature fireplace and patio doors opening the garden. Generous dining room leading to the conservatory with aspects of the garden grounds. Principal bedroom with fitted wardrobes and attractive ensuite shower room. Bedroom two with fitted wardrobes and vanity sink. Refitted house bathroom with freestanding roll top bath and separate shower enclosure. Well-appointed breakfasting kitchen, fitted with a full complement of wall mounted and floor standing units and complementary worktops. The kitchen has a further sitting area with French doors to the garden. Utility room. Rear hall with guest WC and provides additional utility space and extra storage. Internal courtyard door to the garage.

First Floor: Bright upper landing. Bedroom three with countryside views to the front of the property. Bedroom four with views to front. The shower room completes the accommodation.

A driveway provides off street parking for several cars and leads to a double integral garage with remote controlled door. Power and lighting within garage.

The grounds may allow further development of the property subject to the relevant consents.

Gardens: The grounds extend to approximately 2.5 acres or thereby of parkland type gardens. There are large areas laid to lawn surrounding the house. Former paddock with space to build stables, subject to the relevant permissions. A terrace runs along the rear elevation of the house and is ideal for entertaining. The land leads down to Earn Water. In addition, Dunard benefits from fishing rights on Earn Water, bordering the garden grounds.





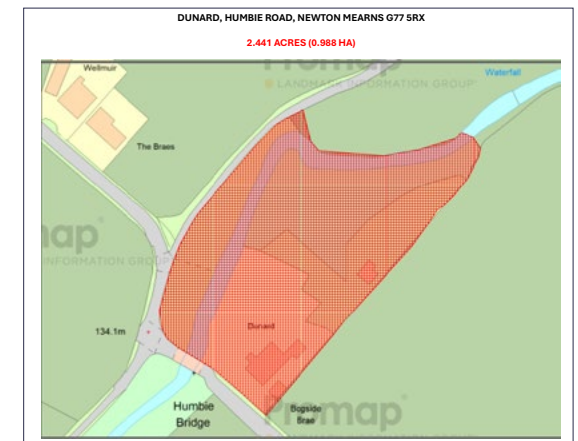






Dunard, Humble Road, Newton Mearns G77 5RX

Approximate gross internal area
House = 2314 sq ft - 214.97 sq m
Garage = 385 sq ft - 35.76 sq m
Total = 2699 sq ft - 250.73 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 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 gas and electricity.
Drainage by way of a septic tank. Gas central heating.

Local Authority

East Renfrewshire Council
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference 3252

46 Ayr Road, Newton Mearns, Glasgow G46 6SA
T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

