



24 Newtonlea Avenue, Newton Mearns

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Nicol Estate Agents





## Nicol Estate Agents

### 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 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, East Renfrewshire, Cathcart Castle and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, as well as 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, 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, an extended traditional stone fronted five bedroom/three public room detached bungalow, backing onto woodland at Oakwood, located in 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.

The property has been well maintained by the present owners and provides flexible accommodation.

The complete accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway. Generous bay window sitting room with fireplace overlooking Newtonlea Avenue. Dining room. Family room with tree lined outlook at rear. Well appointed refitted dining size kitchen with a full complement of wall mounted and floor standing units and complementary stone worktops. The kitchen affords access to the garden room, enjoying views to Oakwood. Bedroom one with bay window and fitted wardrobes. Bedroom two with fitted wardrobes. A refitted shower room completes the ground floor accommodation.

First Floor: Upper landing leads to three further bedrooms and further shower room.

Well kept garden grounds. The grounds provide privacy and shelter with a lawn and terrace, ideal for entertaining, enjoying a south west orientation at rear, backing onto woodland at Oakwood Drive.

The property is further complemented by gas central heating and double glazing. A driveway provides parking for several cars and leads to a detached garage. Cellarage providing ample storage. The cellar and grounds may allow further development, subject to the relevant consents.





















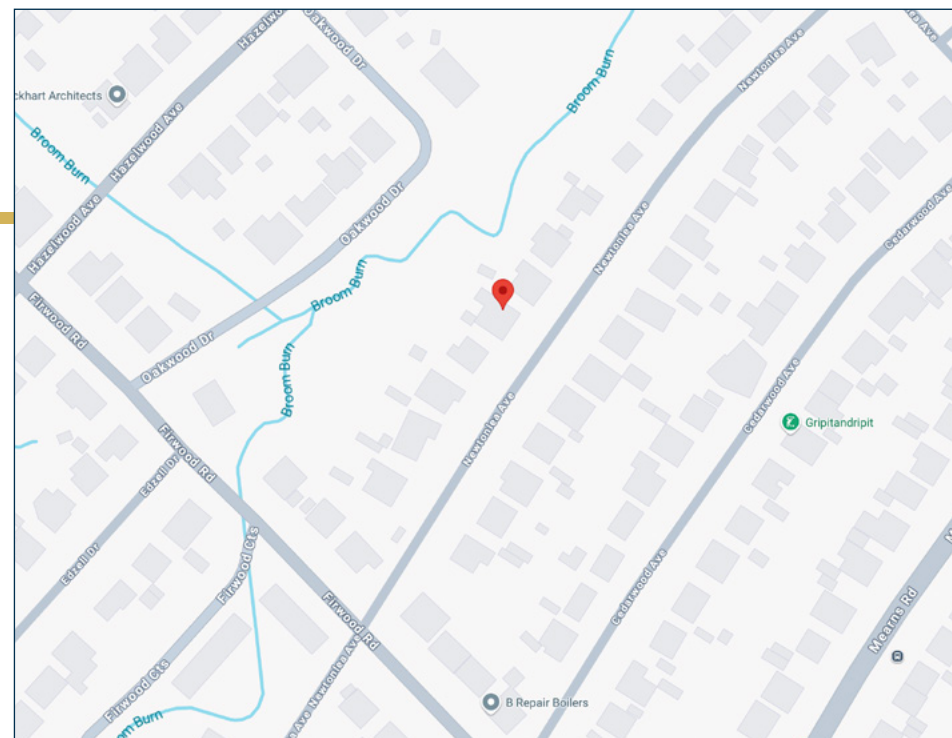


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24 Newtonlea Avenue, Newton Mearns G77 5QA

Approximate gross internal area 2,078 sq ft - 193 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 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 3267

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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