



Walden Cottage, Capelrig Road, Newton Mearns

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Situation

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. Patterton Train Station is a short distance away.

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants, including The Avenue Shopping Centre. Also, close by, is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Clubs, 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.

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 Eastwood High and St. Ninian's High Schools.











Description

Seldom available, a particularly spacious three bedroom/ two public room detached bungalow, positioned within mature woodland gardens, located in one of Glasgow's most sought after residential neighbourhoods, close to local shops, transport links and popular East Renfrewshire Schooling

Built in the 1970's and offering flexible all on the level accommodation and great development potential.

The complete accommodation extends around 1759 Sqft (163 Sqm) and comprises:

Entrance vestibule. Spacious reception hall with storage cupboard and walk in cloakroom. Bright and generously proportioned dual aspect sitting room with fireplace and wood burning stove. Patio doors open to gardens. Sitting room on an open plan layout to dining room. Well appointed refitted kitchen fitted with a range of floor and wall mounted cabinets and complementary worktops. Utility room. Bedroom one, is spacious and has an ensuite, which requires fitting out. Bedroom two, overlooks the front of a property. Bedroom three, enjoys aspects to the rear. All three bedrooms are of double proportions. The house bathroom with shower over bath, completes the accommodation.

The property benefits from triple glazing and oil central heating.

A particular feature of Walden cottage are the extensive and secluded garden grounds, with a large southerly facing section of lawn. The cellar provides extensive storage.

Walden Cottage is accessed by a shared driveway, winding through mature woodlands which lead to a private driveway, providing parking for several vehicles, and affording access to a traditional detached single garage. In addition, there is a car port located to one side of the property.

The grounds and attic would allow further development subject to the relevant consents, if desired.











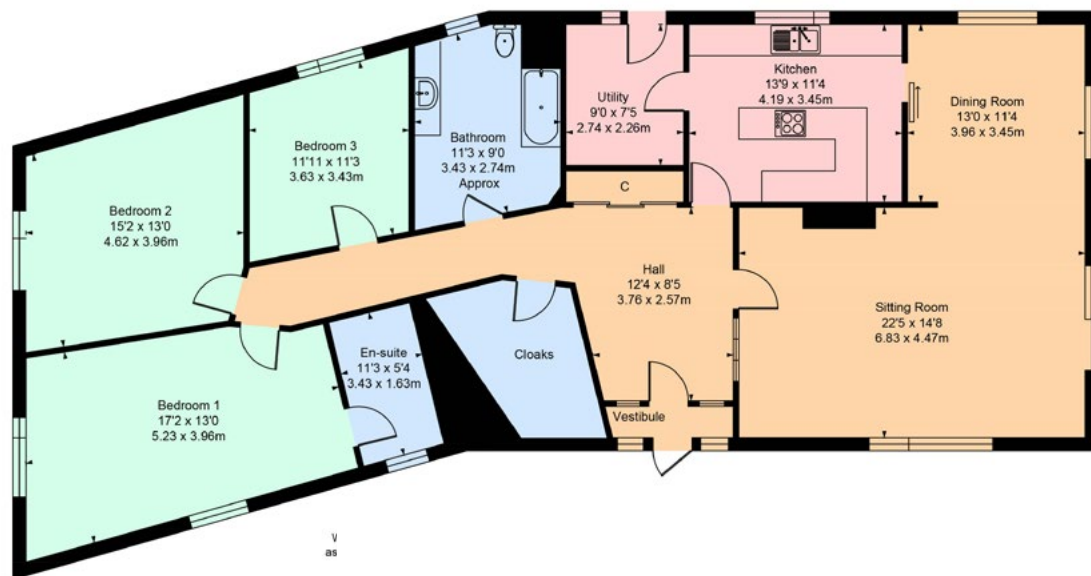


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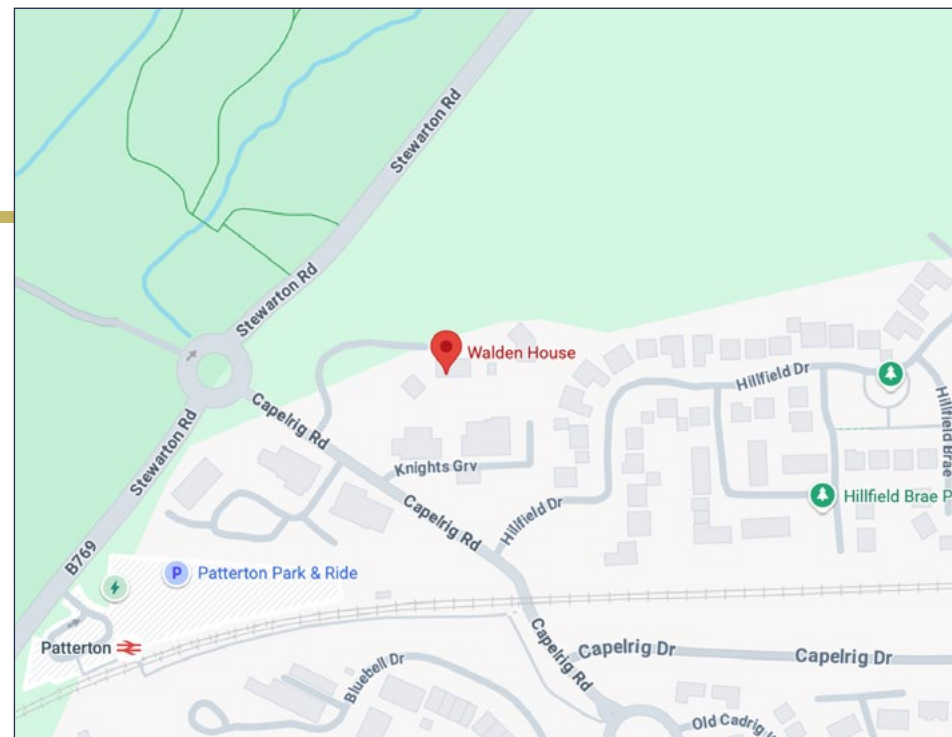
Approximate gross internal area = 1759 sq ft - 163.41 sq m



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
Telephone 0141 616 3960
clarkston@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 E

Services

The property will be supplied by mains water and electricity. Oil central heating.

Local Authority

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

Property Reference 3275

1 Helena Place, Clarkston G76 7RB

T: 0141 638 4541 E: clarkston@nicolestateagents.co.uk

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