



24 Laigh Road, Newton Mearns

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Nicol Estate Agents





## Nicol Estate Agents

### Situation

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 beautiful Ayrshire Coast.

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 Coop on Broom Road East, The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro, Broomburn Park and local shops at the Broom.

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 Kirkhill Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Giffnock 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

Seldom available, a spacious and distinctive, butterfly roof extended three bedroom/four public room detached bungalow, set within generous corner garden grounds, located within the short residential cul de sac, overlooks the surrounding countryside

This family home affords flexible accommodation on the one level and comprises:

Welcoming reception hallway. Generous sitting room with feature fireplace and patio doors to deck terrace. Dining room. Family room with patio doors and useful study off. Breakfasting kitchen, with a range of wall mounted and floor standing units on an open plan arrangement to the morning room. Inner hall leads to three bedrooms. Bedroom one with dressing area and fitted wardrobes and ensuite bathroom room with separate shower enclosure. Bedroom two with ensuite shower room and walk in closet. Bedroom three. The house bathroom completes the accommodation.

The property is further complemented by gas central heating, double glazing, good storage and is protected by a security alarm system. A driveway provides off street parking and leads to a detached garage.











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24 Laigh Road, Newton Mearns, G77 5EQ

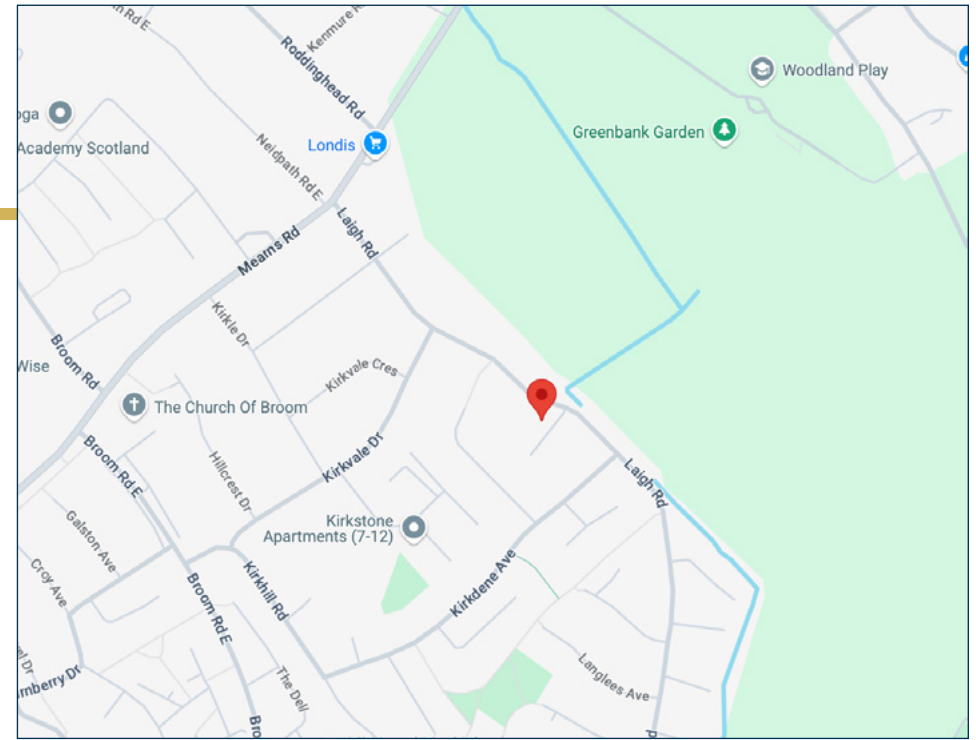
Approximate gross internal area = 1526 sq ft - 141.77 sq m



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:

Council Tax 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, drainage and electricity. Gas central heating.

### Local Authority

East Renfrewshire Council

Eastwood Park

Rouken Glen Road

Giffnock G46 6UG

Tel: (0141) 577 3000

### Property Reference 3303

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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