



**6 Beauly Crescent, Newton Mearns, G77 5UQ**

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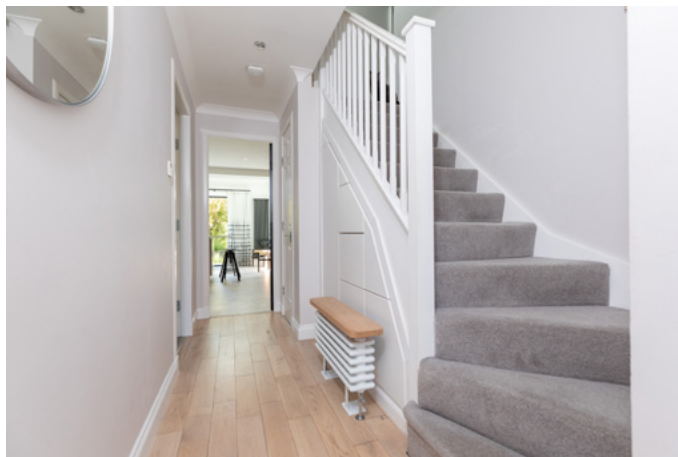
## Situation

Newton Mearns and the neighbouring suburbs of Whitecraigs and Giffnock are acknowledged for their standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Netherton Court is conveniently located for access to The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. Whitecraigs Train Station is within a short distance away.

This popular and leafy suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, 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. 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.

In addition, this property sits within the catchments area for the highly reputable Primary and Secondary schools.













## Nicol Estate Agents Property Description

Seldom available, a well presented and extended four bedroom detached villa, located within the quiet residential pocket of Beaulieu Crescent, set within a generous southerly facing rear garden grounds, only a short distance to first class East Renfrewshire schooling, shops and nearby transport links.

This stunning home has undergone a significant transformation in recent years and affords well appointed and light accommodation, finished to a high standard of specification.

Internally the property provides flexible accommodation, well designed for family living, set within generous garden grounds.

The complete accommodation comprises.

**Ground Floor:** Welcoming reception hallway with storage, guest WC and staircase to upper floor. Spacious and bright bay window sitting room with feature fireplace overlooking the front of the property.

Stunning combined dining room and kitchen. Well-appointed refitted kitchen with a full complement of wall mounted and floor standing units, island unit and complementary worktops. Bi-Fold doors to deck terrace. Ample space for dining table and chairs. Concealed access to a separate utility room and home gym/studio.

**Upper Floors:** Upper landing with storage. Principal bedroom with attractively refitted ensuite shower and fitted wardrobes. Bedrooms two and three enjoy a tree lined outlook at rear. Bedroom four, has fitted wardrobes and overlook the front. An attractive house bathroom with three piece suite completes the accommodation.

Well tended and colourful landscaped gardens, enclosed rear garden, backing onto woodland, providing privacy and shelter, ideal for entertaining.

A particular feature of this home is the generous landscaped garden grounds. The rear garden is bordered by timber fencing and are southerly facing and incorporate a composite deck terrace, lawned area with mature trees, plants and shrubs and tree lined aspects.

There is a monobloc driveway suitable for several vehicles and an integrated garage store to the front of the property, with electric car charger. The property is further complemented by gas central heating and double glazing.

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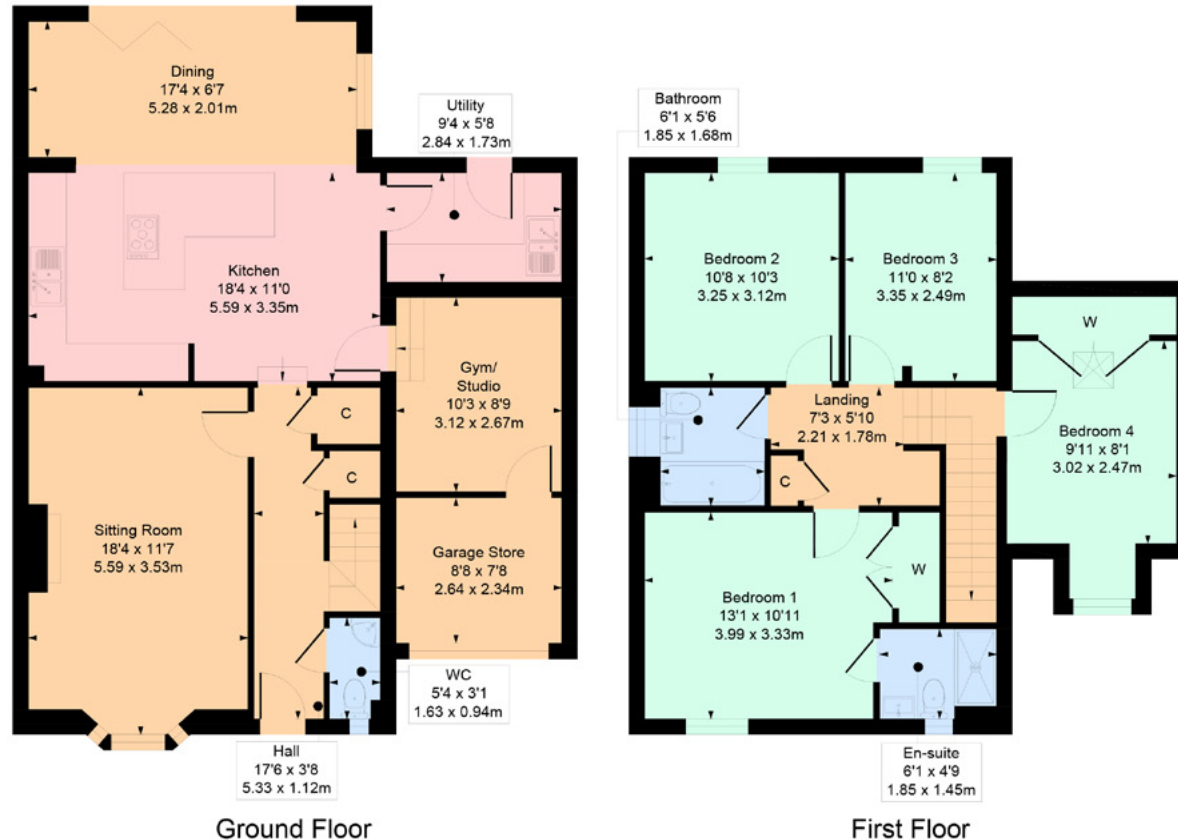






# 6 Beauly Crescent, Newton Mearns

Approximate Gross Internal Area  
Main House 1370 sq ft - 127.27 sq m  
Gym/Studio 90 sq ft - 8.36 sq m  
Garage 67 sq ft - 6.22 sq m  
Total 1527 sq ft - 141.85 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.



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## Viewing

By appointment through  
Nicol Estate Agents  
**Newton Mearns**

## Outgoings

East Renfrewshire Council  
Band G

## Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

## Energy Efficiency Rating

Band C

## 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

3358

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