



Rushbrook House, 220 Ayr Road, Newton Mearns, G77 6DR

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Situation

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, Eastwood High School and St. Ninian's High School.

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 Avenue Shopping Centre and Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants.

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









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Property Description

A well presented traditional four/five bedroom detached bungalow, which has been comprehensively re-furbished and re-designed by the present owners, close to Mearns Cross, The Avenue Shopping Centre and popular East Renfrewshire Schooling.

A substantial extended detached bungalow affording spacious, well appointed and light accommodation arranged over two floors. In total the accommodation extends to approximately 1691 Sqft (157 Sqm) and provides flexible move in accommodation, well designed for family living.

The accommodation comprises:

Ground Floor: Entrance vestibule. Spacious hall with staircase to upper floor. Generous sitting room with bay window enjoying slightly elevated aspects to the front of the property. Bay window family room/ bedroom five. Well appointed refitted dining kitchen fitted with a range of wall mounted and floor standing units, integrated appliances and complementary worktop surfaces. French doors open to the garden. Bedroom one with ensuite shower room.

First Floor: Upper landing. Bedroom two with ensuite shower room. Bedroom three. Bedroom four. An additional attractively refitted house bathroom with walk in shower enclosure completes the accommodation.

Rushbrook House is set back and slightly elevated from the Ayr Road. A double driveway with ample space for several cars leads to a detached garage. Power and lighting installed.

The property is further complimented by gas central heating, double glazing, new flooring/carpeting and a car charger.

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Approximate Gross Internal Area

1691 sq m - 157.09 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

Fixtures & 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

3403

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