



**Fairways, 12 Netherton Road, Newton Mearns, Glasgow, G77 6ER**

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## Situation

Netherton Road enjoys a much admired leafy location and private setting with only a handful of homes in a short cul de sac, positioned just off the Ayr Road, with open aspects towards the fairways of Whitecraigs Golf Club.

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.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including St. Ninian's High Schools. Netherton Road is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

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, Aldi and Tesco Metro. Broomburn Park and local shops at the Broom are both just a short walk away.

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















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## Property Description

A rare opportunity to acquire this admired and beautifully presented extended five-bedroom detached villa, enjoying uninterrupted views over Whitecraigs Golf Course, within one of Newton Mearns' most sought-after and private enclaves.

This distinguished home combines timeless character with modern upgrades, having been carefully maintained and sympathetically improved by the current owners.

Constructed principally of brick, with a re-rendered exterior beneath a pitched slate roof, Fairways offers flexible and spacious accommodation, with many of the main rooms designed to capture the sweeping views across the golf course.

A generous terrace extends along the front elevation, providing an ideal vantage point to enjoy the outlook over the golf course.

The accommodation extends to around 2,619 Sqft (243 Sqm) and comprises:

**Ground Floor:** A canopied entrance opens to the entrance vestibule. Welcoming and generously reception hallway, with a guest WC/cloaks and staircase to upper floor. Impressive and spacious bay window drawing room with feature fireplace and open fire, enjoying lovely aspects over the front of the property and golf course. Broad bay window formal dining/morning room with fireplace, again enjoying aspects over the fairways of Whitecraigs. Stunning and generous dual aspect family room provides a more relaxed living area, perfectly suited to everyday use. The heart of the home is the beautifully appointed, bespoke-designed dining kitchen. Recently refitted, it features an extensive range of wall-mounted and floor-standing units, a breakfasting bar, integrated appliances, and complementary work surfaces. Flooded with natural light, the kitchen benefits from two sets of French doors, one opening onto the side terrace with open aspects across the golf course, the other leading directly into the rear garden, creating a seamless flow between indoor and outdoor living.

An inner hall with butler's pantry provides excellent additional storage and connects to a separate utility room, designed with practicality in mind.

**First Floor:** Bright and spacious landing. Bedroom one has a broad bay window affording expansive and uninterrupted views over the fairways of Whitecraigs Golf Course. Bedroom two, is double sized bedroom with fitted wardrobes, complemented by a beautifully refitted en-suite bathroom featuring a free-standing bath and separate walk-in shower enclosure. Bedroom three is a further double bedroom, located to the side of the property, complete with a large storage cupboard. Bedroom four is another double sized room commanding fabulous open views of the golf course. Bedroom five/ study enjoys a peaceful outlook, ideal as a home office/dressing room or a single bedroom. The stylish and well appointed family bathroom, fitted with a separate shower enclosure, completes the accommodation.

The property is further complimented by double glazing, gas central heating and is protected by a security alarm system. Extensive attic storage.

One of the home's most notable features is its beautifully landscaped and well-tended gardens. A combination of manicured lawns, colourful and mature planting, and thoughtfully designed spaces provide year-round interest. To the rear, an artificial lawn is complemented by a decked terrace, while a further decked terrace to the side creates an idyllic spot for al fresco dining with open aspects across the golf course.

To the front, a monobloc driveway offers parking for several vehicles and leads to a detached garage. A second driveway provides access to an additional detached garage, offering further parking and storage options.

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# 12 Netherton Road, Newton Mearns

Approximate Gross Internal Area  
2619 sq ft - 243.31 sq m



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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 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

3451



**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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G78 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



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