



126 Beech Avenue, Newton Mearns G77 5BL

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Property Description

A rare opportunity to acquire this spacious four/five bedroom family home, located in one of Newton Mearns' most prestigious addresses, combining a highly convenient location with generous and flexible living space, close to Mearns Cross, The Avenue Shopping Centre and popular East Renfrewshire Schooling.

The property is set within mature, private gardens and provides extensive family accommodation arranged across three levels, upgraded and well maintained by the present owners, making it perfectly suited to modern living.

The accommodation begins on the ground floor with an entrance vestibule opening to a broad reception hall. A guest WC is located off the hallway, while the formal lounge with feature fireplace connects through to an adjoining dining room. The well appointed modern kitchen is fitted with a range of contemporary units and leads to a side courtesy porch.

The first floor is arranged around a bright upper landing and offers three generously proportioned bedrooms. The principal bedroom benefits from a recently upgraded ensuite shower room. A well-appointed three-piece family bathroom completes the upper accommodation.

The basement level incorporates a sizeable laundry room and houses the new gas heating system. Three separate cellars provide excellent storage, and there is a substantial double garage, which also accommodates a home fitness room.

Externally, this villa is set within beautifully maintained and well-established garden grounds, providing a good degree of privacy and seclusion.



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Situation

Situated in one of Glasgow's most desirable suburbs, this impressive, detached villa offers an outstanding combination of scale, style and setting.

A hugely popular suburb, 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 around 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Beech Avenue is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining Primary and Secondary Schools, including Mearns Castle and St. Ninian's High Schools.

















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Approximate Gross Internal Area

Cellars = 920 sq ft - 85.47 sq m

Ground Floor = 1265 sq ft - 117.52 sq m

First Floor = 660 sq ft - 60.31 sq m

Garage = 356 sq ft - 33.07 sq m

Total = 3201 sq ft - 297.38 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 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

3207

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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