



**101 Beech Avenue, Newton Mearns G77 5BH**

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents





Nicol Estate Agents

## Situation

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 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 as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Larchfield Avenue is conveniently located for access to The Avenue Shopping Centre and Greenlaw Retail Park with Waitrose, Tesco and Aldi.

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













Nicol Estate Agents

## Property Description

A spacious and extended three-bedroom detached bungalow with three public rooms, set within a highly sought-after residential pocket of Newton Mearns, conveniently located close to local amenities, The Avenue Shopping Centre, excellent transport links, and highly regarded East Renfrewshire schools.

Internally, the property affords a flexible layout, formed over two levels, comprising:

**Ground Floor:** Entrance vestibule. Welcoming and spacious reception hall with good storage and staircase to upper floor. Generous bay window sitting room with a fireplace. Flexible dining room/bedroom four, overlooking the rear garden. Principal bedroom with fitted wardrobes, positioned to the front of the property. Impressive open-plan kitchen, dining, and family room with views over the rear garden. The kitchen is fitted with a range of wall and base units, complementary worktops, and a central island. The family area features a wood-burning stove and provides direct access to the decked terrace and garden. House shower room.

**First Floor:** Upper landing with storage. Bedroom two, front-facing, with fitted wardrobes and an ensuite bathroom including a separate shower enclosure. Bedroom three with fitted wardrobes. Access to eaves storage.

The property is further complemented by gas central heating and double glazing.

Well kept and private garden grounds.

Driveway providing ample off-street parking, leading to two separate single garages.

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)





















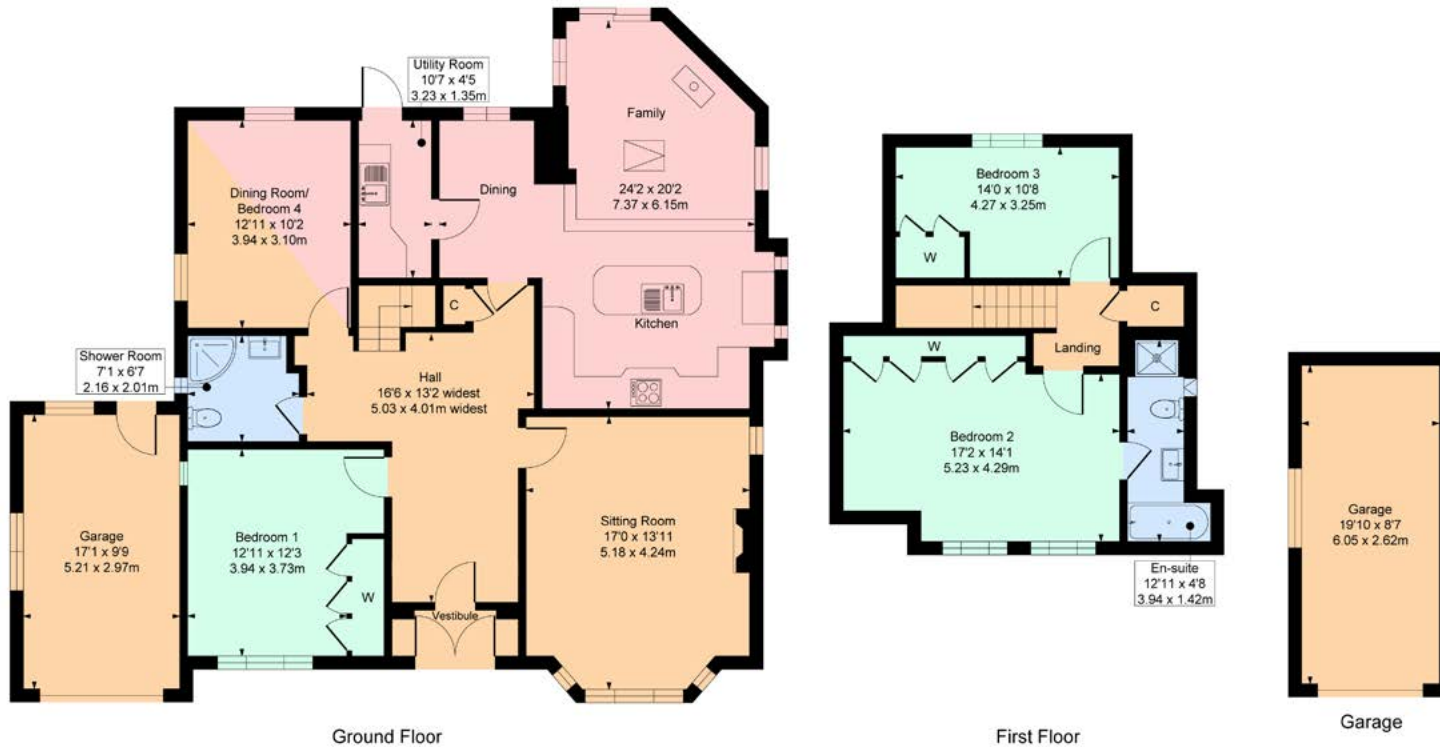
## 101 Beech Avenue, Newton Mearns

Approximate Gross Internal Area

Main House = 1703 sq ft - 158 sq m

Garages = 326 sq ft - 30 sq m

Total = 2029 sq ft - 188 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.



Nicol Estate Agents

### Viewing

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

### Outgoings

East Renfrewshire Council  
Band F

### 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

3454