



4 Garrick Court, Mearnskir, Newton Mearns G77 5GG

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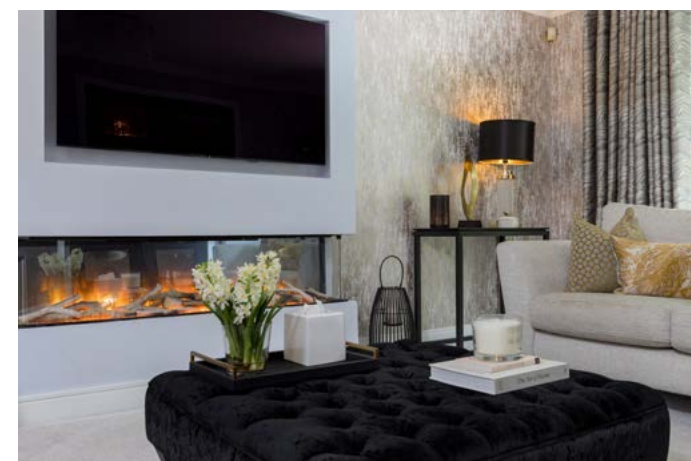
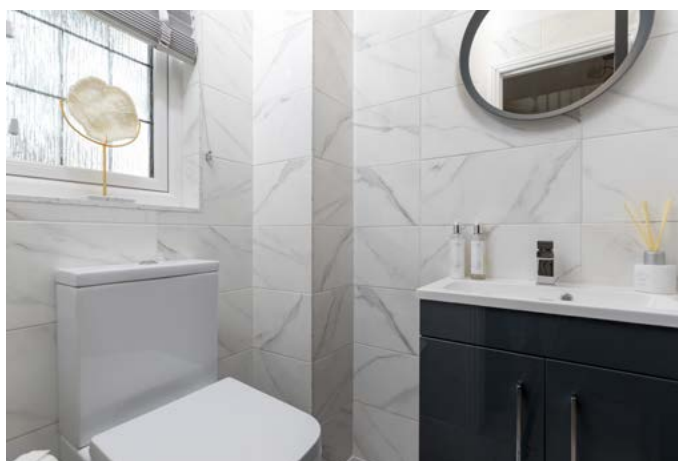
Situation

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern 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.

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, including St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools. Mearnskirk 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 new Mearnskirk Coop, The Avenue Shopping Centre and local shops at the Broom. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants and Silverburn Shopping Centre.

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.









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Property Description

Seldom available, an upgraded and well presented four bedroom detached villa, positioned within a quiet and short cul de sac of only 5 homes, situated within the highly regarded Mearns Kirk area of Newton Mearns, yet only a short distance to Mearns Cross, The Avenue Shopping Centre and reputable East Renfrewshire Schooling.

This home has been upgraded and well maintained by the present owners and extends to around 1,693 Sqft (157 Sqm not including garage), affording well appointed and flexible accommodation formed over two levels, well designed for family living.

The complete accommodation comprises:

Ground Floor: Welcoming reception hallway with refitted guest WC, storage and staircase to upper floor. Impressive dual aspect sitting room with feature media wall and French doors opening to the enclosed rear garden. Spacious combined kitchen and dining room with access to rear. Ample space for dining table and chairs. The kitchen is fitted with a full complement of floor and wall mounted cabinets, island unit, complementary worktops and integrated appliances.

First Floor: Upper landing providing access to four double bedrooms and storage cupboard. A spacious principal bedroom suite with refitted ensuite shower room and fitted wardrobes, positioned to the front. Bedroom two has fitted wardrobes. Bedroom three with a fitted wardrobe. Bedroom four. The refitted house bathroom with separate walk in shower enclosure completes accommodation.

The property benefits from gas central heating and replacement double glazing.

A particular feature is the enclosed garden grounds. Well tended landscaped gardens, with ceramic tiled and composite decking terraces, providing privacy and shelter, ideal for entertaining.

A driveway provides off street parking for several cars and leads to a double garage.

Planning permission(2024/0562/CLU) exists for a proposed garage conversion to create storage and utility. The external garage doors to remain; installation of decking and installation of windows and doors on the side elevation.













4 Garrick Court, Mearnskirrk

Approximate Gross Internal Area

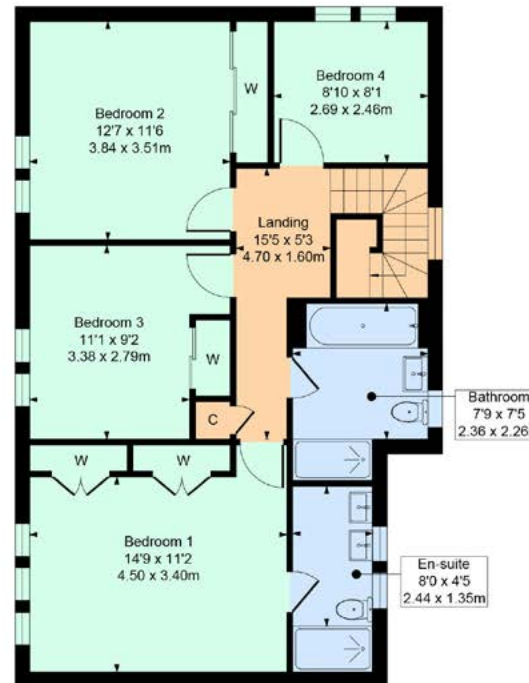
Main House 1693 sq ft - 157.28 sq m

Garage 365 sq ft - 33.90 sq m

Total 1693 sq ft - 157.28 sq m



Ground Floor



First Floor

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
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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

3400