



54 Poplar Avenue, Newton Mearns G77 5QZ

www.nicolestateagents.co.uk



Nicol Estate Agents





Nicol Estate Agents

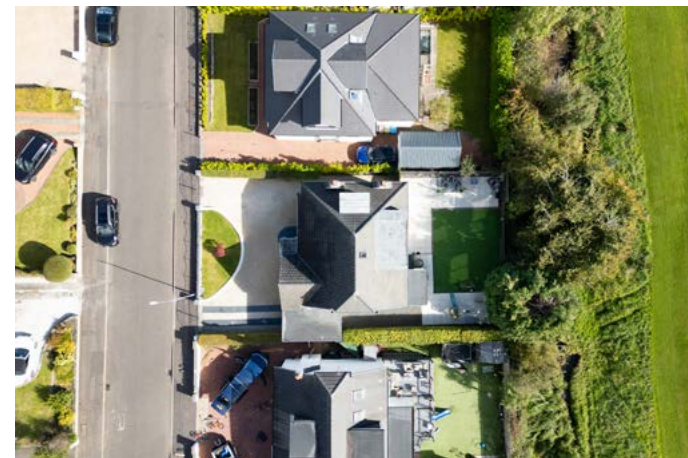
Situation

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, East Renfrewshire, Cathcart Castle and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Poplar Avenue is conveniently located for access to The Avenue Shopping Centre, 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.







Nicol Estate Agents Property Description

Seldom available, a beautifully presented and upgraded four bedroom detached bungalow, positioned within landscaped garden grounds, located in this popular residential pocket of Newton Mearns, overlooking Shawwood Park and only a short walk to local shops at the Broom, nearby transport links on Mearns Road, and in the catchment for some of East Renfrewshire's most popular Primary and Secondary Schools.

The property has been upgraded and well maintained by the present owners and provides flexible stylish accommodation.

The complete accommodation comprises:

Ground Floor: Entrance vestibule, Welcoming reception hallway with staircase to upper floor. Generous bay window sitting room with fireplace. Bay window family room overlooking the rear gardens. Bright and spacious combined dining room and kitchen. Well appointed refitted kitchen with a full complement of wall mounted and floor standing units and complementary worktops. Open plan to utility/ breakfasting room, overlooking the rear garden. Bedroom one with fitted wardrobes. An attractively refitted bathroom with shower above bath completes the ground floor.

First Floor: Upper landing provide access to three further bedrooms. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes. Bedroom four, commands rear facing tree line views towards Shawwood park.

Well kept landscaped garden grounds. Southerly facing at rear. The grounds provide privacy and shelter with an artificial lawn and terrace, ideal for entertaining and relaxing.

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

An in and out horseshoe driveway provides parking for several cars and leads to a single garage with remote controlled door. EV charger.

www.nicolestateagents.co.uk













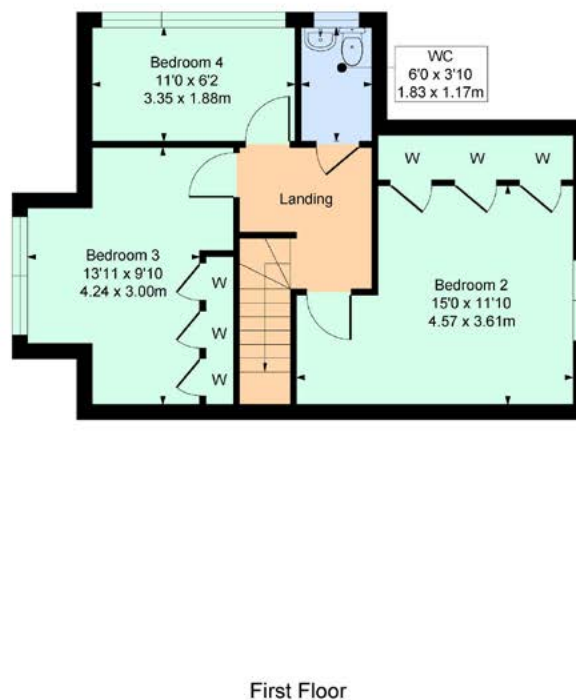
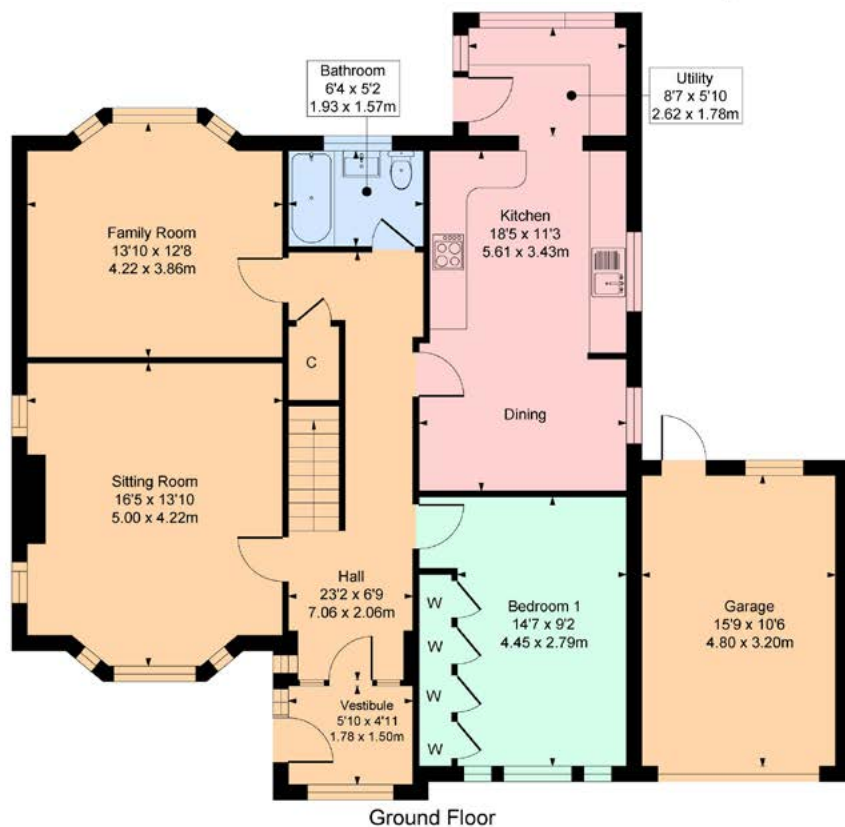
54 Poplar Avenue, Newton Mearns

Approximate Gross Internal Area

Main House = 1553 sq ft - 144.27 sq m

Garage = 165 sq ft - 15.32 sq m

Total = 1718 sq ft - 159.59 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 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

3471