



Malletsheugh House, Malletsheugh Road, Newton Mearns, G77 6PR

www.nicolestateagents.co.uk



Nicol Estate Agents





Nicol Estate Agents

Situation

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 Eastwood High and St. Ninian's High Schools.

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.

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. Only a short drive away are Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants and Silverburn Shopping Centre.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.









A rare opportunity to acquire this substantial detached former farmhouse with an attached stone byre and outbuilding, set within private gardens, conveniently positioned near Mearns Cross, The Avenue Shopping Centre, and the highly regarded East Renfrewshire schools. The property offers a rare combination of space and convenience.

Malletsheugh dates to around 1800. The property was extended in 2010 and retains much of its character and charm.

This former farmhouse offers substantial and versatile family accommodation arranged over two principal floors, extending to approximately 399 Sqm (4,297 Sqft), and combines traditional farmhouse proportions with adaptable living spaces well suited to modern family life.

The accommodation comprises:

The **ground floor** is centred around a particularly spacious welcoming hallway with oak staircase and doors, providing access to a series of well-proportioned reception rooms. These include a generous formal sitting room with stone fireplace and stove, a comfortable family room, and a separate study, ideal for home working. The heart of the home is the large kitchen and dining room, which is well positioned for everyday living, entertaining and is complemented by a utility room and pantry.

Well appointed kitchen, complete with a range of wall and floor-mounted units, Aga, central island, integrated appliances and coordinated worktops. A ground floor bedroom, together with an attractive shower room, offers flexible accommodation for guests or multi-generational living.

The **first floor** provides extensive bedroom accommodation, with a generous upper landing affording access to four double bedrooms. The spacious, dual aspect principal bedroom suite benefits from a walk-in wardrobe and ensuite bathroom. Bedroom two has its own ensuite shower room, while the two further bedrooms are served by a modern family bathroom. A large games room completes the upper level, offering an excellent recreational or secondary living space.

Externally, the farmhouse is arranged around a central courtyard, enhancing privacy and provides extensive parking, leading to a double garage and a separate single garage. Additional driveway to side.

Adjoining the main building, is an attached substantial traditional stone byre, currently providing ancillary storage space. While not forming part of the principal living accommodation, this building offers obvious scope for future development or alternative use, subject to the necessary consents, and represents an attractive opportunity to further enhance the overall offering. The outbuilding/studio comprises of two bedrooms, sitting room, kitchenette and bathroom.

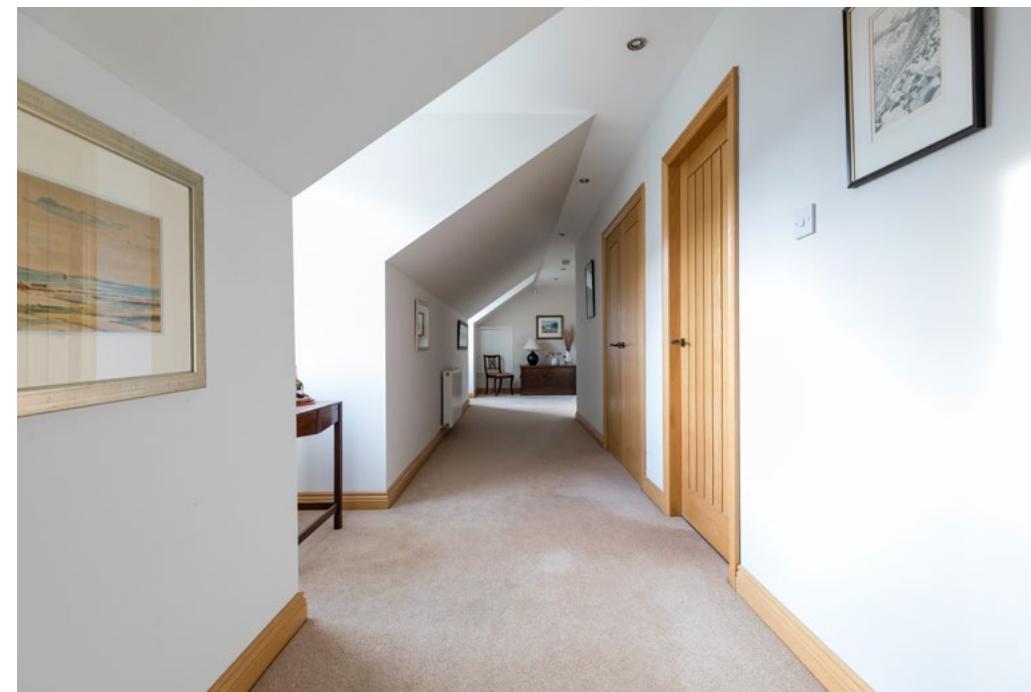
The gardens have been well maintained and mainly laid to lawn with a variety of shrubs and mature trees. Stone garden folly.

















Nicol Estate Agents

Malletsheugh House, Malletsheugh Road, Newton Mearns, G77 6PR

Farmhouse: 399.2 sq m / 4297 sq ft

Outbuilding/Studio: 90.2 sq m / 971 sq ft

Internal Accommodation Total: 489.4 sq m / 5268 sq ft

Garage 1: 104.47 sq m / 1124 sq ft

Garage 2: 19.91 sq m / 214 sq ft

Byre Area 1: 39.48 sq m / 425 sq ft

Byre Area 2: 51.96 sq m / 559 sq ft

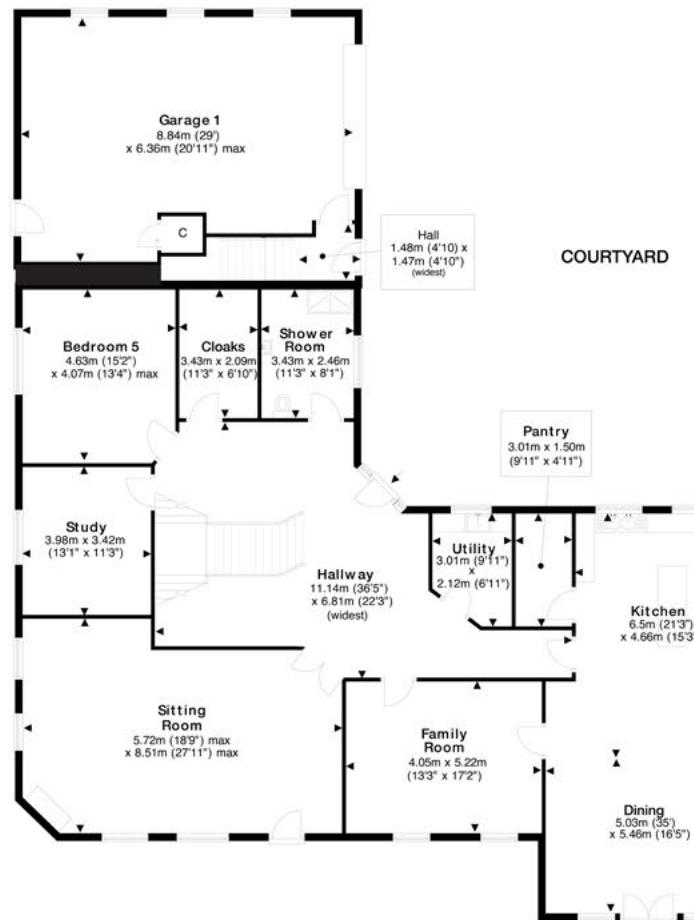
Byre Area 3: 38.87 sq m / 418 sq ft

Byre store 1: 9.2 sq m / 99 sq ft

Byre store 2: 9.26 sq m / 99.6 sq ft

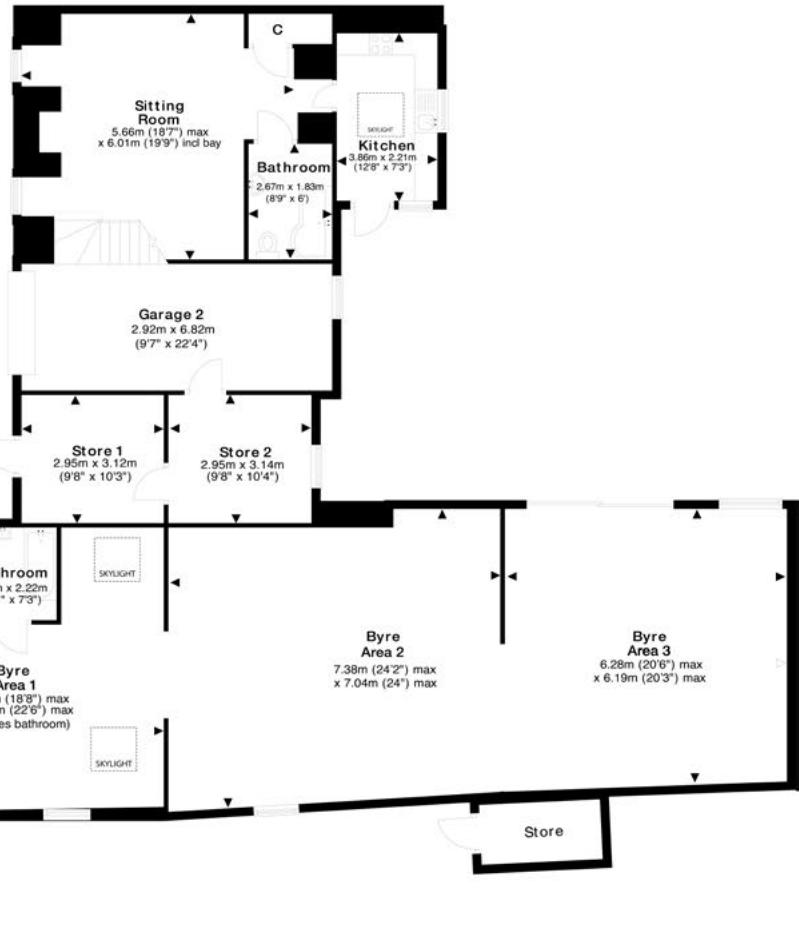
TOTAL: 762.55 sq m / 8,206.6 sq ft

FARMHOUSE GROUND LEVEL



COURTYARD

OUTBUILDING/STUDIO





Nicol Estate Agents

Malletsheugh House, Malletsheugh Road, Newton Mearns, G77 6PR

Farmhouse: 399.2 sq m / 4297 sq ft

Outbuilding/Studio: 90.2 sq m / 971 sq ft

Internal Accommodation Total: 489.4 sq m / 5268 sq ft

Garage 1: 104.47 sq m / 1124 sq ft

Garage 2: 19.91 sq m / 214 sq ft

Byre Area 1: 39.48 sq m / 425 sq ft

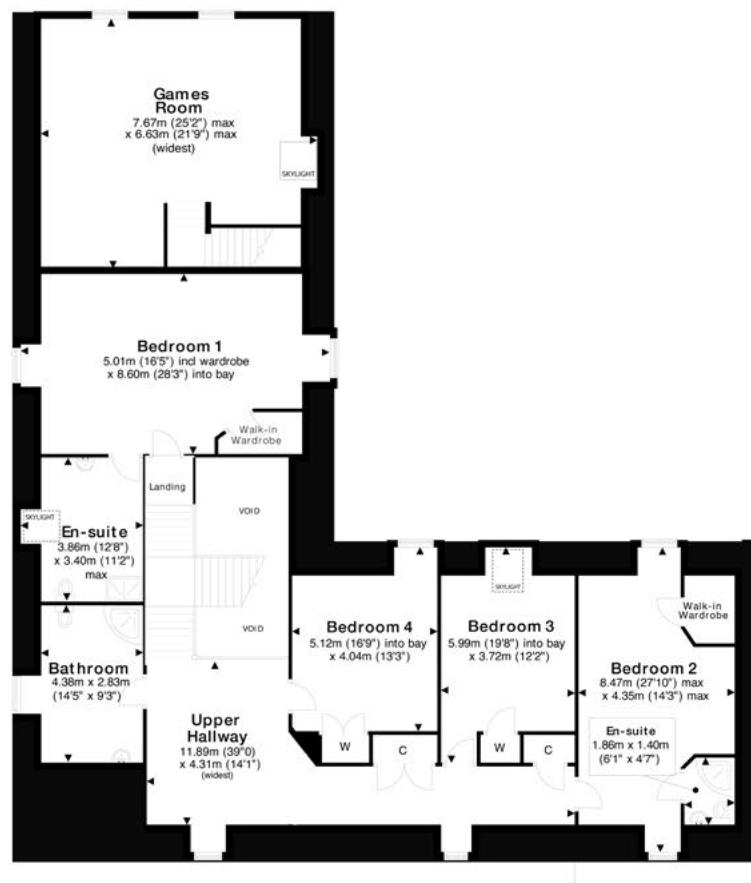
Byre Area 2: 51.96 sq m / 559 sq ft

Byre Area 3: 38.87 sq m / 418 sq ft

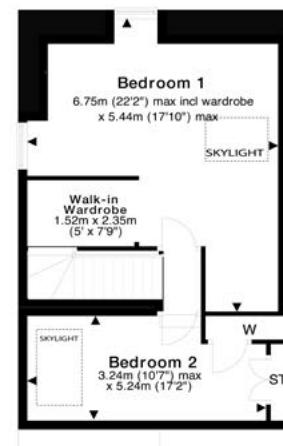
Byre store 1: 9.2 sq m / 99 sq ft

Byre store 2: 9.26 sq m / 99.6 sq ft

FARMHOUSE FIRST FLOOR



OUTBUILDING/STUDIO 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.



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, drainage and electricity. Oil central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

3529