



Balintore, 212 Mearns Road, Newton Mearns

www.nicolestateagents.co.uk



Nicol Estate Agents





Nicol Estate Agents

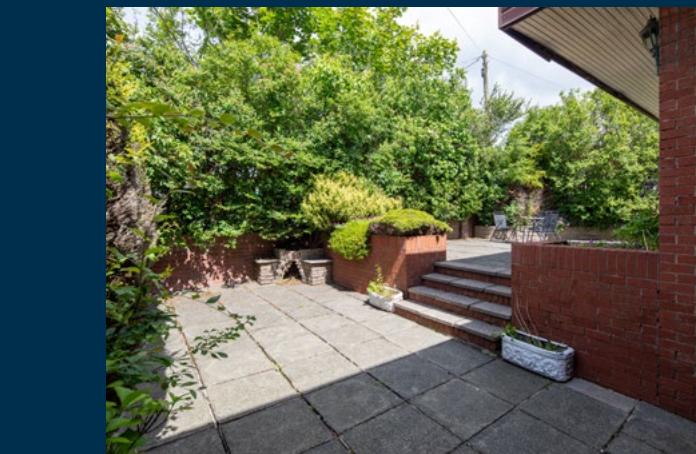
Situation

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 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, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Balintore is conveniently located for access to Coop on Broom Road East, Broomburn Park and local shops at the Broom, The Avenue Shopping Centre and Greenlaw Village Retail Park.

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.









Description

Seldom available, a spacious and distinctive, architect designed detached family home, positioned within generous, landscaped private corner garden grounds, close to local shops at the Broom, highly reputable primary and secondary schooling and nearby transport links.

Occupying a generous corner plot on the corner of Broomcroft Road and Mearns Road, this family home has been in same ownership since it was built in the 1960's and affords spacious and flexible accommodation, arranged over two floors.

Ground Floor: Welcoming reception hall with staircase to upper floor. Generously proportioned and well presented double sized sitting room overlooking the front and rear gardens. Open plan to dining room with patio doors opening to the terrace. Family room. Kitchen fitted with a range of wall mounted and floor standing units and complementary worktops. House bathroom.

First Floor: Upper landing. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes. Bedroom four with fitted wardrobes. Walk in store. A further bathroom with a separate shower enclosure completes the accommodation.

A particular feature of this home is the generous landscaped garden corner grounds, providing privacy and shelter. The gardens boast expansive lawns, well stocked with shrubs, plants and perennials and terraces ideal for entertaining, enjoying a south westerly orientation. Generous terrace and ornamental pond.

The property is further complemented by gas central heating and double glazing. There is a driveway in and out driveway offering parking for multiple vehicles and leading to a car port and two garages.















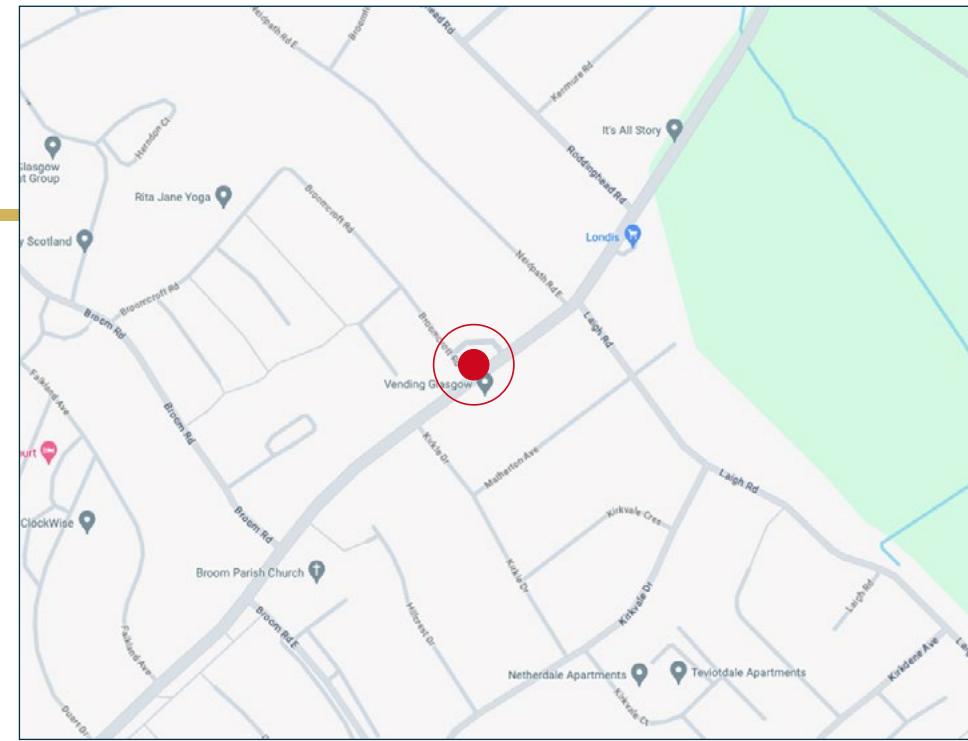


Nicol Estate Agents



Balintore, 212 Mearns Road, Newton Mearns G77 5ES

Approximate gross internal area
 Main House = 2299ft - 213.58 sq m
 Garage = 472 sq ft - 43.85 sq m
 Carport = 285 sq ft - 26.47 sq m
 Total = 3056 sq ft - 283.91 sq m



Viewing

By appointment through
 Nicol Estate Agents
 46 Ayr Road
 Newton Mearns, Glasgow G46 6SA
 Telephone 0141 616 3960
 mail@nicolestateagents.co.uk

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

Outgoings

East Renfrewshire
 Band G

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

