



6 Gleneagles Gate, Newton Mearns G77 5UN

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Gleneagles Gate is a continually popular location within Newton Mearns, set within the Mactaggart & Mickel Castlefarm development, extremely well positioned for amenities within the surrounding district, close to Mearns Castle and Kirkhill, St Clare's and Calderwood schooling.

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 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 Kirkhill Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

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 Coop on Broom Road East, Broomburn Park and local shops at the Broom, The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro.

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.









Nicol Estate Agents

Property Description

Seldom available, a well presented and extended four bedroom MacTaggart & Mickel detached villa, carefully maintained by the current owners, positioned within sought after cul-de-sac location, set within well tended southerly facing garden grounds.

A lovely family home quietly positioned within this short cul de sac of only 11 detached homes affording spacious, well appointed and upgraded accommodation arranged over two floors.

In total the accommodation extends to around 1785 Sqft (166 Sqm) and provides flexible accommodation formed over two levels, well designed for family living.

The accommodation comprises:

Ground Floor: Welcoming reception hallway with guest WC. Generous dual aspect sitting room with feature fireplace. Spacious family room with patio doors to rear. Separate dining room connecting to the kitchen. Playroom/home office/bedroom five. Well appointed and combined breakfasting kitchen and conservatory. The kitchen is fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Open plan to conservatory affording access to rear gardens. Separate utility room.

First Floor: Upper landing with storage. Principal bedroom with fitted wardrobes and ensuite shower room. Three further bedrooms. The updated house family bathroom completes the accommodation.

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

Well tended gardens, enclosed rear garden, enjoying a southerly orientation, providing privacy and shelter, ideal for entertaining.

A monobloc driveway leads to a detached double garage.



www.nicolestateagents.co.uk















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 B

Services

The property will be supplied by mains water, gas and electricity. Gas central heating..

Local Authority

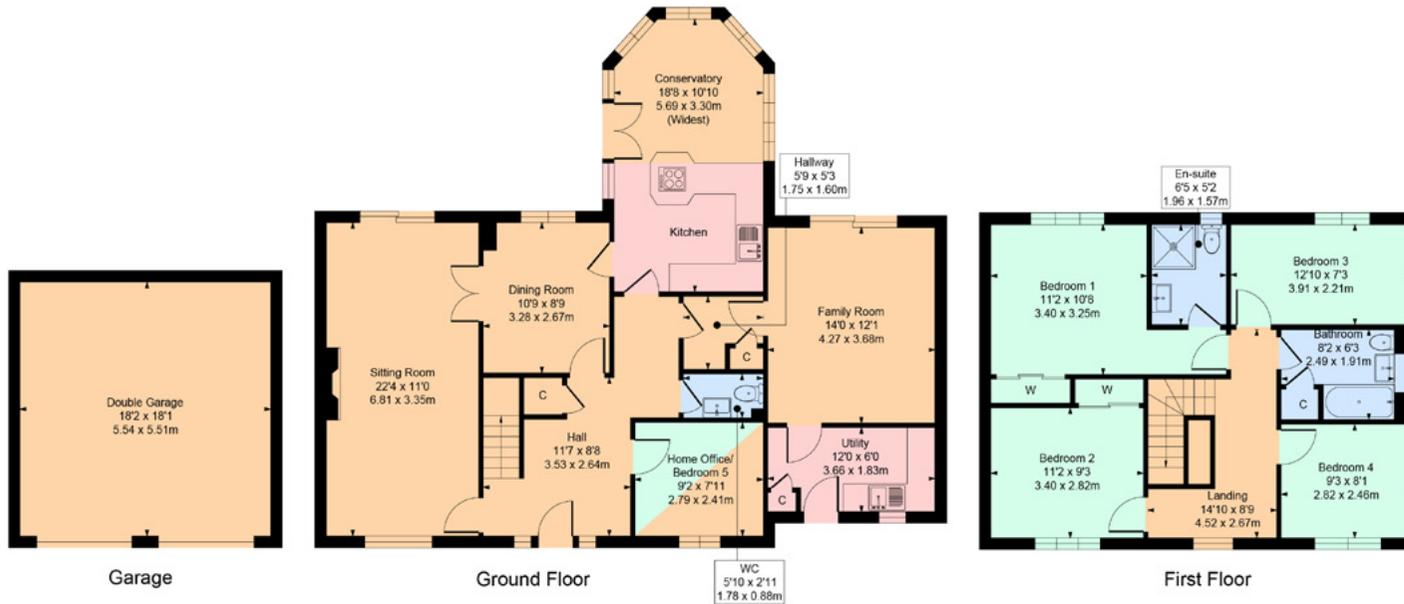
East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

tbc

6 Gleneagles Gate, Newton Mearns

Approximate Gross Internal Area
Main House - 1785 sq m - 165.83 sq m
Garage - 329 sq m - 30.56 sq m
Total - 2114 sq m - 196.39 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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G78 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



www.nicolestateagents.co.uk