

12 Kirkdene Avenue, Newton Mearns, G77 5RN

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Situation

Newton Mearns is one of East Renfrewshire's most sought-after residential suburbs, located approximately nine miles south of Glasgow City Centre. The area is particularly popular with families, combining excellent local amenities, highly regarded schooling and first-class transport connections.

Commuter routes are well served by the M77, M8 and Glasgow Southern Orbital, providing convenient access to Glasgow City Centre and the wider Central Belt, as well as Glasgow and Prestwick airports. Regular bus services operate throughout the area, while nearby railway stations provide frequent services to Glasgow and beyond.

Newton Mearns offers an excellent range of everyday amenities, with local shopping available at Broom and Broomburn Park, together with the Co-op on Broom Road East. A broader selection of shops, cafés and restaurants can be found at The Avenue Shopping Centre and Greenlaw Village Retail Park, which is home to Waitrose, Aldi and a range of other retailers and eateries. Silverburn Shopping Centre is also within easy reach.

For leisure and recreation, residents have access to an excellent choice of facilities including David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs and Whitecraigs Tennis Club, together with East Renfrewshire Council's sports and leisure facilities. Nearby Rouken Glen Park provides an outstanding outdoor amenity, with extensive woodland walks, open parkland, a boating pond, children's play areas and recreational facilities, offering an attractive setting for walking, cycling and family days out.

The area is renowned for the quality of its schooling, with Kirkdene Avenue conveniently positioned for Kirkhill Primary, St Clare's Primary and Calderwood Lodge Primary Schools, together with Mearns Castle and St Ninian's High Schools.















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Property Description

A beautifully presented and thoughtfully upgraded two bedroom/two public room semi-detached bungalow, set within attractive garden grounds and enjoying a delightful, enclosed southerly facing rear garden, within this popular residential development in Newton Mearns, the property is conveniently located for the Broom shops, local amenities and excellent transport links.

Meticulously maintained and tastefully upgraded by the present owner, this charming home offers bright, stylish and beautifully appointed accommodation, all on one level. Decorated throughout in a warm and inviting palette, the property combines contemporary finishes with comfortable, easily managed living, offering true walk-in condition. Ideally suited to downsizers, young families or those seeking the convenience of single-level living.

The accommodation comprises:

A welcoming reception hallway with useful storage leads through to an attractive and bright dining room, providing an inviting space for everyday dining and entertaining. The cosy and beautifully presented sitting room enjoys pleasant aspects to the front of the property, creating a comfortable setting in which to relax. The well-appointed kitchen has been refitted with a range of contemporary cabinets, complementary worktop surfaces and integrated appliances, with access to a useful utility area. An inner hallway leads to two well-proportioned bedrooms, both enjoying peaceful aspects over the enclosed rear garden. An attractively refitted bathroom completes the accommodation.

The property is further complemented by gas central heating and double glazing. The original garage has been thoughtfully adapted to provide a useful garage store, together with an additional versatile space, currently offering excellent potential as a utility room, home gym or home office.

Externally, a particular feature of this appealing home is the beautifully enclosed, southerly facing rear garden. Enjoying a desirable degree of privacy and an abundance of natural sunlight, the garden provides a peaceful setting for outdoor relaxation, alfresco dining and entertaining.

An excellent opportunity to acquire a stylish, upgraded and easily maintained home, combining the comfort of single-level living with a private, sunny garden in one of Newton Mearns' popular residential pockets.






Deliciously Ella with Friends
FRUITS







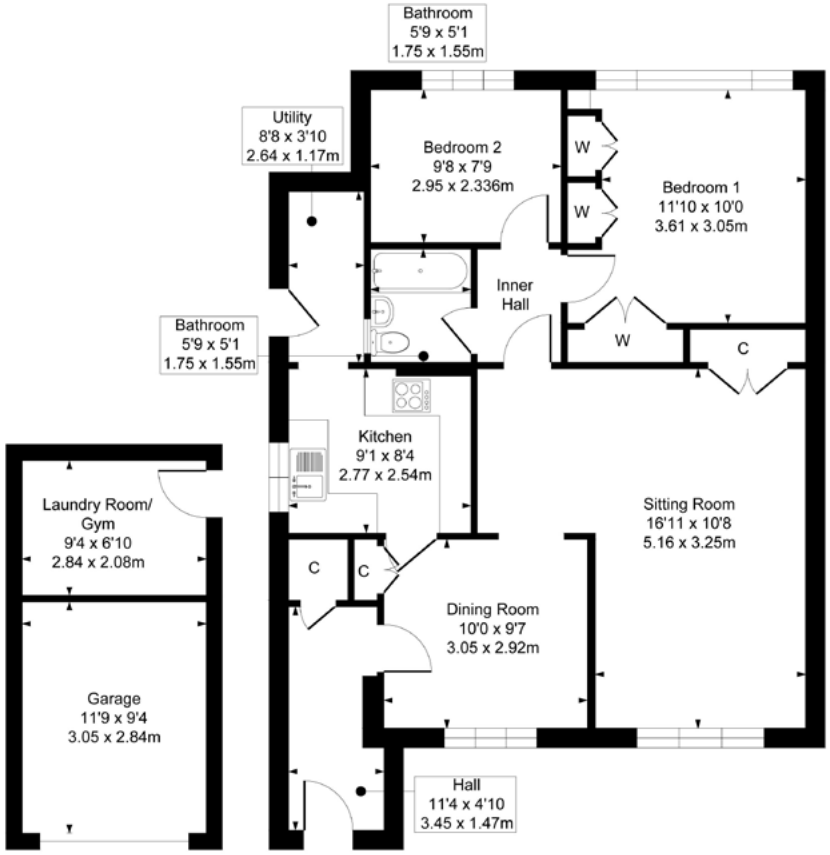



Salts
LAUNDRY ROOM
PEARS



12 Kirkdene Avenue, Newton Mearns

Approximate Gross Internal Area
Main House 854 sq ft - 79.33 sq m
Laundry Room 64 sq ft - 5.94 sq m
Garage 110 sq ft - 10.21 sq m
Total 1028 sq ft - 95.48 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.

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Viewing
By appointment through
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Newton Mearns

Outgoings
East Renfrewshire Council
Band E

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 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
3697

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