



**5 Edenhall Grove, Mearnskirck, Newton Mearns G77 5TS**

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## Situation

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.

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 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 Mearnskirk Coop, The Avenue Shopping Centre and local shops at the Broom. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants and also Silverburn Shopping Centre.

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.











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Seldom available, this beautifully presented and generously proportioned detached bungalow enjoys a peaceful position within an exclusive short cul-de-sac, constructed by the highly regarded John Dickie Homes and located within the prestigious Mearnskirk area of Newton Mearns. The property is ideally situated just a short distance from Mearns Cross Coop, The Avenue Shopping Centre, and lies within the catchment for highly regarded East Renfrewshire schooling.

Extending to approximately 2079 Sqft (193 Sqm), excluding the double garage, this exceptional home offers thoughtfully designed and highly versatile accommodation arranged over two levels, perfectly suited to modern family living.

The accommodation comprises:

**Ground Floor:** A welcoming reception hallway with excellent storage and staircase leading to the upper level sets the tone for the quality of the home. To the rear, the elegant and generously sized sitting room enjoys attractive views over the landscaped garden. A formal dining room overlooks the rear of the property, providing an ideal setting for entertaining. A versatile family room, which may also serve as a fourth bedroom, offers further flexibility. The superb dining kitchen is well appointed with an extensive range of floor and wall mounted cabinets, complementary work surfaces, and integrated appliances, creating a stylish and practical family space. Patio doors open to garden. A separate utility room provides additional convenience. Bedroom two is generous and enjoys an outlook to the front and benefits from fitted wardrobes together with an ensuite shower room overlooking the front gardens. A further double bedroom with fitted wardrobes and the house bathroom complete the ground floor accommodation.

**First Floor:** A bright and airy landing, currently utilised as a study area, leads to the principal bedroom suite, a particularly spacious and impressive room enjoying delightful tree-lined aspects to the rear. This room further benefits from fitted wardrobes and a luxurious en-suite bathroom with separate shower enclosure. In addition, there is a substantial attic storage area.

The property further benefits from gas central heating, double glazing throughout, and a security alarm system.

Externally, the home is surrounded by well maintained landscaped gardens, with the enclosed southerly facing rear garden offering an excellent degree of privacy and shelter. A terrace provides the perfect setting for outdoor dining and entertaining.

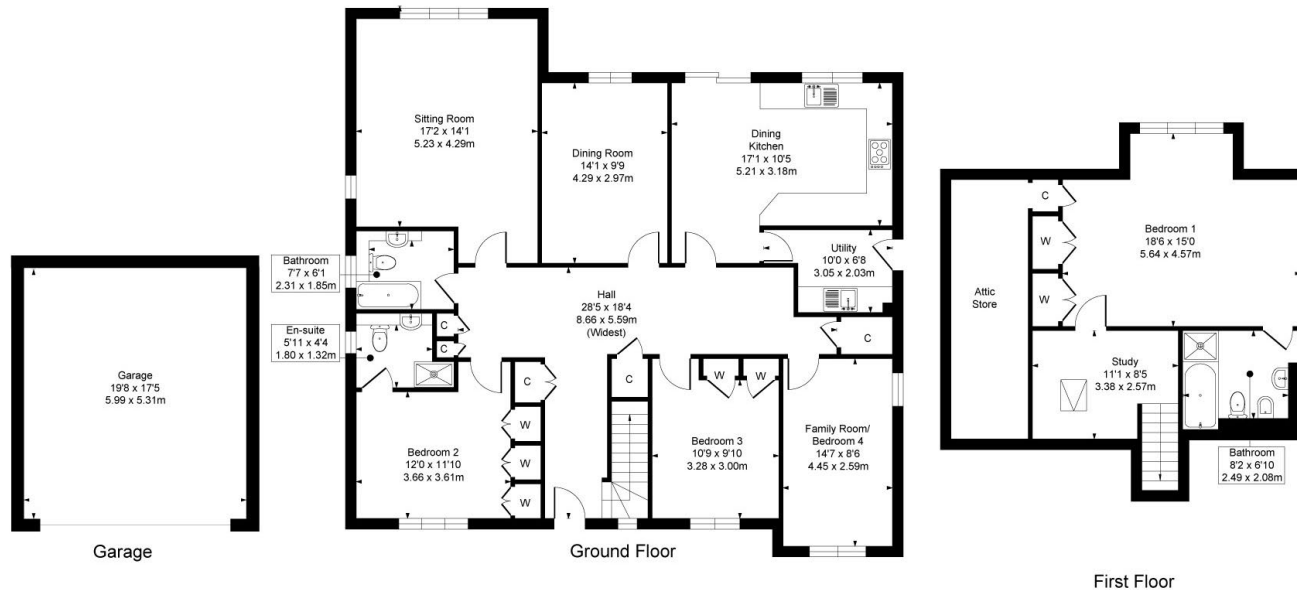
To the front, a substantial driveway provides off-street parking for several vehicles and leads to a detached double garage with remote-controlled door.







**5 Edenhall Grove, Mearnskir  
Approximate Gross Internal Area  
Main House 2079 sq ft - 193.14 sq m  
Garage 358 sq ft - 33.25 sq m  
Total 2437 sq ft - 226.39 sq m**



**Viewing**

By appointment through  
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**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**

3585

**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.