



4 Rozelle Place, Newton Mearns, G77 6YT

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

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, Eastwood High School and St. Ninian's High School.

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 and Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants.

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. 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, this beautifully presented four-bedroom/three public Dickie-built detached villa enjoys a prime position within a sought-after cul-de-sac in Westacres, just a short distance from The Avenue Shopping Centre and within catchment for popular East Renfrewshire schools.

Upgraded and well maintained by the current owners, the property offers generous and flexible accommodation across two floors, thoughtfully designed for modern family living.

The accommodation comprises:

Ground Floor: A welcoming reception hallway with guest WC gives access to the main apartments. The bright and generously proportioned sitting room centred around feature fireplace, flows seamlessly into a spacious conservatory, enjoying direct access to the private rear garden, perfect for family living and entertaining. To the front, a formal dining room provides an elegant setting for gatherings. The modern well appointed refitted dining kitchen is well equipped with a comprehensive range of cabinets, complementary Rocca Quartz worktops, and integrated appliances, including an oven, microwave combo, fridge/freezer, dishwasher and a wine fridge, while a separate refitted utility room adds convenience, and provides space for additional appliances and storage.

First Floor: Upper landing provides access to all four double bedrooms and has storage.

The principal bedroom is particularly spacious, with fitted wardrobes and ensuite shower room. Bedroom two has fitted wardrobes. Bedroom three and four, both overlook the rear of the property and have fitted wardrobes. The house bathroom completes the accommodation.

The property is further complemented by gas central heating with a new Ideal Boiler fitted in 2020, controlled by a Hive Thermostat, electric thermostat / programme controlled underfloor heating in the WC, hall, kitchen and utility, additional loft and sub floor insulation and replacement double glazing and doors in 2021.

Well tended landscaped gardens, enclosed rear garden, providing privacy and shelter, ideal for entertaining.

The driveway provides off street parking for several cars leading to an integral single garage.

www.nicolestateagents.co.uk









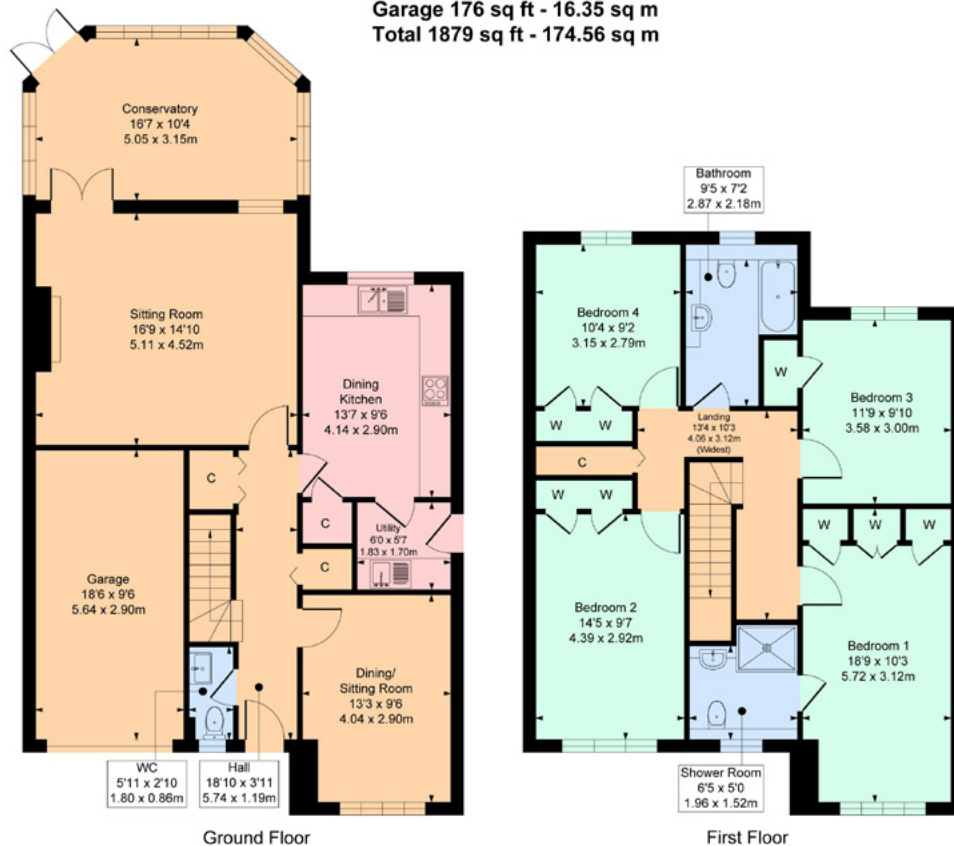






4 Rozelle Place, Newton Mearns

Approximate Gross Internal Area
Main House 1703 sq ft - 158.21 sq m
Garage 176 sq ft - 16.35 sq m
Total 1879 sq ft - 174.56 sq m



Ground Floor

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, 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

3468

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