



97 Ayr Road, Newton Mearns

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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. The property is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom. Silverburn shopping Centre is a short drive away.

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.









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An exceptional opportunity to acquire one of the area's most admired and distinctive homes. This substantial five-bedroom detached villa occupies a generous corner plot and enjoys a prime location close to a wide range of local amenities, including The Avenue Shopping Centre, highly regarded East Renfrewshire primary and secondary schooling, excellent transport links, and local shops along Ayr Road.

The property has been comprehensively refurbished to an exacting standard by the current owner, including a new roof, new double-glazed windows, and a full rewire, offering true turnkey accommodation for the discerning purchaser.

Extending to approximately (2400sqft), excluding the basement. The accommodation is thoughtfully arranged as follows:

Ground Floor: A welcoming entrance vestibule leads into an impressive reception hallway with WC and staircase to the upper level. The heart of the home is a stunning breakfasting kitchen, complete with a central island, an extensive range of wall and floor-mounted units, integrated Neff appliances, and a free-standing LG American-style fridge/freezer. The kitchen flows seamlessly into the dining room and living area, creating an ideal open-plan space for modern family living and entertaining. A separate utility room provides additional practicality. A bright and spacious sitting room offers a more formal retreat, while bedroom one is located on the ground floor and benefits from a beautifully appointed en-suite shower room with adjoining storage. A versatile dressing room/home office completes the ground floor accommodation.

First Floor: A broad staircase, featuring an original stained and leaded glass window at the half-landing, leads to the upper level. The landing provides access to four further bedrooms—three well-proportioned doubles and a flexible single bedroom or home office. A stunning four-piece family bathroom serves this level, while bedrooms two and three benefit from additional storage and access to eaves space.

A substantial basement offers excellent potential for further development, subject to the necessary planning permissions and building warrants.

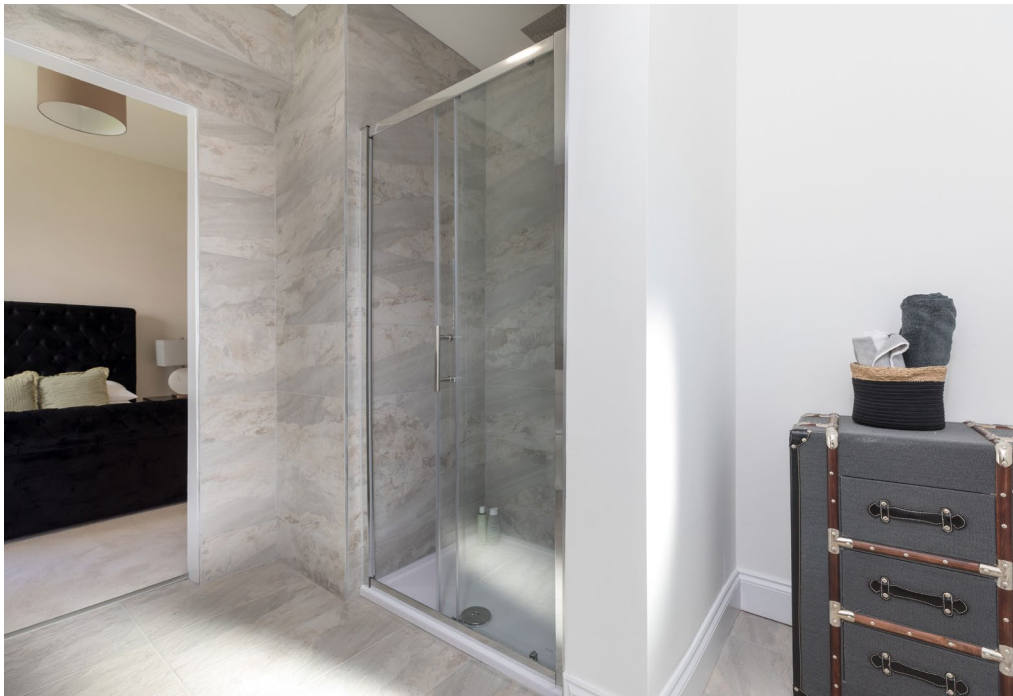
The property specification includes gas central heating via a combi boiler, full rewiring, and new double glazing throughout the majority of the home.

Set within generous corner garden grounds, the property enjoys a particularly desirable sunny, south facing orientation. A broad driveway provides ample off-street parking for multiple vehicles.

















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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council

Fixtures & Fittings

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

Energy Efficiency Rating

Band D

Services

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

Agents Note

Under the Estate Agents Act 1979, we write to advise that the seller is a connected person as defined by the Act.

Local Authority

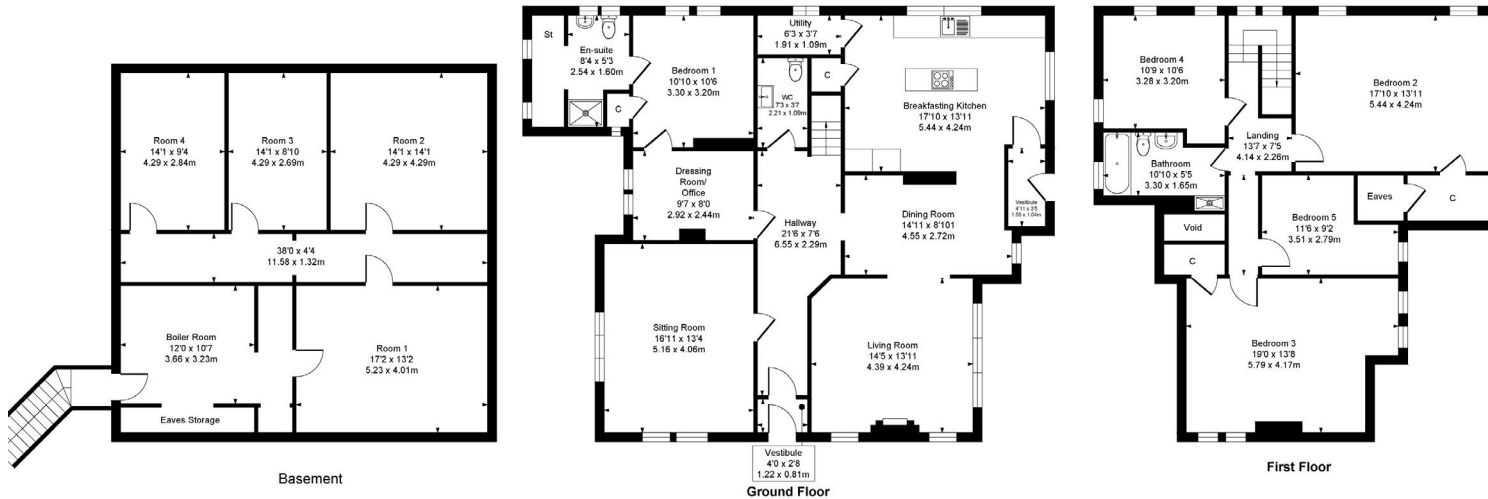
East Renfrewshire Council
Council headquarters, Eastwood Park
Rouken Glen Road, Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

3375

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Approximate Gross Internal Area
3433 sq ft - 318.93 sq m



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plushplans

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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