



17 Easdale Place, Newton Mearns, G77 6XD

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Situation

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 Mearns Primary School, St Cadoc's Primary School, Eastwood High School and St. Ninian's High School. Newton Mearns is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

Newton Mearns is located approximately 7 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. Patterton Train Station is only a short walk away.

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. Easdale Place is only a short distance away from the local shops on Harvie Avenue and the 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 Clubs, 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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Property Description

Rarely available, this spacious and beautifully presented and extended five-bedroom detached villa with four public rooms is set within private, south-facing gardens and enjoys a highly convenient location close to sought-after East Renfrewshire schooling, Patterton railway station, and excellent local amenities.

This outstanding family home has been thoughtfully extended, upgraded, and well maintained by the current owners, offering approximately 2,394 Sqft (222 Sqm) of versatile and flexible living accommodation. Built in 1989, this is the first time the property has been brought to the market.

The accommodation is arranged as follows:

Ground Floor: A welcoming reception hallway with storage and staircase leading to the upper level sets the tone for the home. The generously proportioned sitting room, complete with an attractive feature fireplace, enjoys aspects to both the front and rear and flows seamlessly into the spacious dining room and in turn the family TV room. The stunning refitted dining kitchen is beautifully appointed with a range of wall-mounted and floor-standing units, integrated appliances, and complementary granite worktops. A separate utility room provides additional practicality. A home office/playroom/sixth bedroom and guest WC complete the ground floor accommodation.

First Floor: The upper landing offers useful storage space. The impressive principal bedroom suite benefits from a walk-in wardrobe, fitted storage, and a beautifully refitted en-suite shower room. There are four further well-proportioned bedrooms, all an excellent size, together with a refitted stylishly appointed four-piece family bathroom.

Further features include gas central heating, an alarm system and double glazing.

Externally, the property is set within well maintained garden grounds. The rear garden enjoys a desirable southerly aspect, offering excellent privacy and shelter thanks to mature trees and hedging, creating an ideal setting for outdoor entertaining and family enjoyment.

A driveway provides ample off-street parking and leads to a double garage fitted with an electric up-and-over door.

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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 D

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

3586

17 Easdale Place, Newton Mearns

House: 222.47sq m (2394.34sq ft)

Double Garage: 33.33sq m (358.76sq ft)

Total Approx floor area: 255.8sq m (2753.1sq ft)



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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