



54 Primrose Avenue, Newton Mearns, G77 6FS

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Situation

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. Patterson Train Station is a short distance 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. Also, close by, is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

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 Eastwood High and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and 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











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Property Description

A beautifully presented, four bedroom detached villa, built by Charles Church, conveniently located for first class local schooling, transport links and amenities within the surrounding area.

This family home affords flexible accommodation, upgraded by the present owners, arranged over two floors, well designed for family living and comprises of:

Ground Floor: Welcoming reception hallway with store cupboard and staircase to upper accommodation. Bright and spacious sitting room with feature fireplace, which is open plan to the dining area and kitchen. Well appointed refitted breakfasting kitchen fitted with a full complement of wall mounted and floor standing units, integrated appliances, complementary worktops and breakfasting bar. Patio doors from the dining area, lead out on to the rear garden. An additional living room provides added flexibility. A separate utility room and a guest WC complete the lower accommodation.

First Floor: Galleried upper landing. Spacious principal bedroom with fitted wardrobes and modern ensuite shower room. A further three double bedrooms (two with fitted wardrobes). An attractive four piece family bathroom, with separate shower enclosure, completes the overall accommodation,

The property is further complemented by gas central heating and double glazing. Driveway to the front, provides off street parking and has an EV charging point installed. Well kept garden grounds, enclosed to the rear, with an artificial lawn and terrace, and ideal for entertaining.



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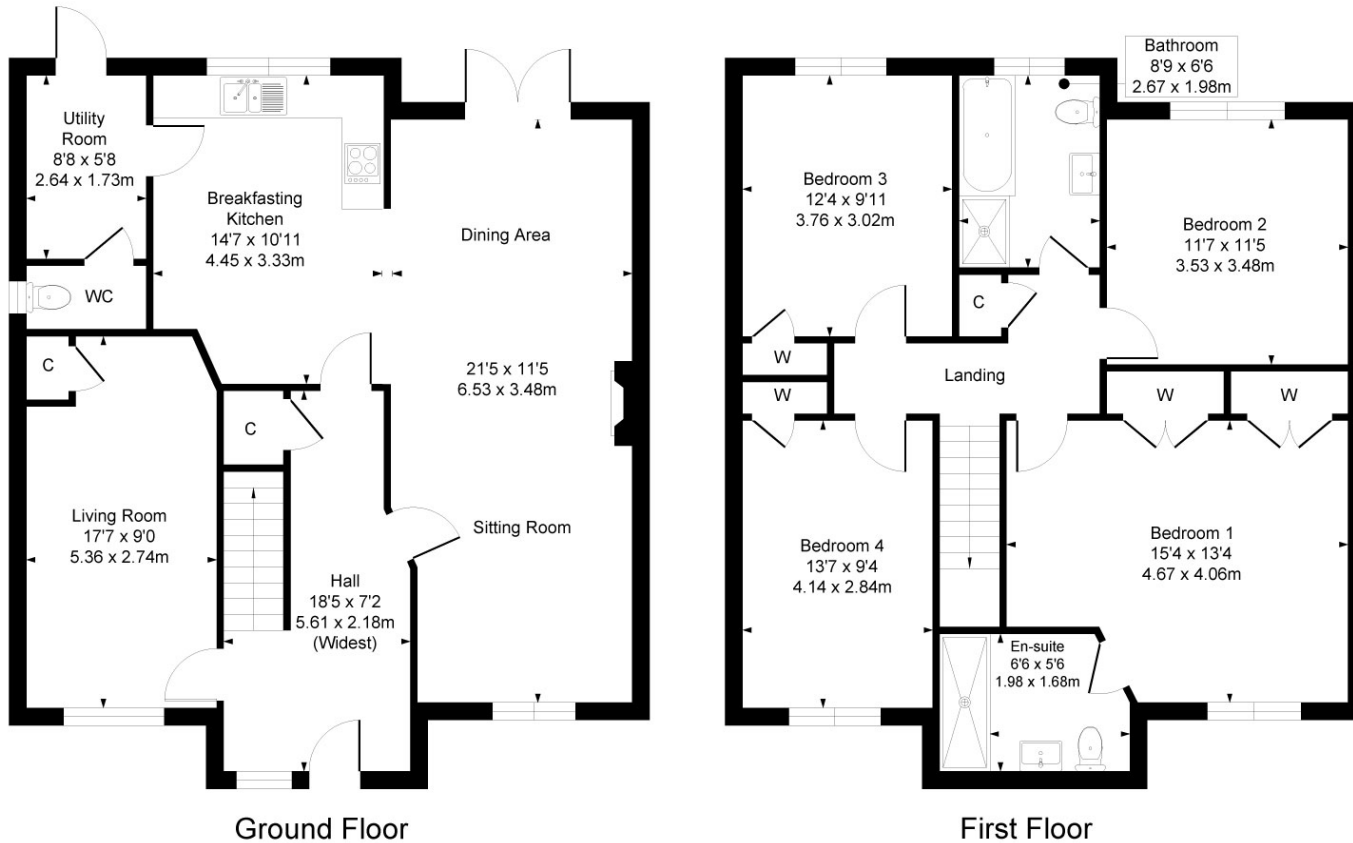








54 Primrose Avenue, Newton Mearns
Approximate Gross Internal Area
1659 sq ft - 154.12 sq m



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 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

3583