



Wellmuir, 35 Humble Road, Newton Mearns G77 5RX
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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 Kirkhill, 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, library and a broad range of supermarkets, boutique shops and restaurants, The Avenue Shopping Centre, Mearnskirk Coop and local shops at the Broom. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs and 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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Property Description

On the market for the first time in over 25 years, a rare opportunity to acquire this beautifully presented detached home on Humber Road, enjoying stunning views across the picturesque East Renfrewshire countryside, yet only a short distance to Mearns Cross, The Avenue Shopping Centre, and Mearns Castle High School.

Wellmuir sits within attractive landscaped gardens, this impressive home offers spacious, flexible accommodation arranged over two properties, consisting of the main house and an attached self-contained cottage which further enhances the versatility of the home by providing excellent additional living space. Both the main house and cottage enjoy unrivalled 360° views over the surrounding countryside, including towards Glasgow City Centre and the hills beyond.

Main house: The accommodation extends to approximately 2,282 Sqft (212 Sqm) and comprises:

Ground Floor: Entrance vestibule leading into a welcoming reception hall. A bright and spacious bay-windowed sitting room with a feature fireplace enjoys commanding south facing views over the surrounding countryside. A generous bay-window dining room connects seamlessly to the spacious family room, again with a feature fireplace, where patio doors provide direct access to the rear garden. The well appointed breakfasting kitchen is fitted with a comprehensive range of wall and floor mounted units complemented by quality worktops and utility area. Cloakroom/guest WC with storage. Inner hallway with staircase leading to the upper floor.

First Floor: A bright galleried landing with excellent storage gives access to three large double bedrooms. The generous principal bedroom features fitted wardrobes, a refitted ensuite bathroom with separate shower, and fabulous countryside views. Bedroom two benefits from fitted wardrobes and panoramic views to the front, whilst bedroom three also includes fitted wardrobes together with far-reaching views to the rear. A stylish family bathroom with separate walk-in shower enclosure completes the accommodation in the main house.

Mews Cottage: The attached mews cottage (708 Sqft or 66 Sqm) provides superb separate accommodation with its own private entrance.

The cottage comprises entrance hall, home office/ bedroom, spacious family room/playroom with large fireplace, utility area, and French doors onto the garden. An inner hallway with generous storage leads to a double bedroom, again with ample storage, and with French doors providing direct garden access. The cottage also benefits from an attractively refitted shower room.

Gardens: A particular feature of Wellmuir is its beautifully maintained landscaped gardens. The enclosed rear garden features a generous terrace and backs directly onto open countryside, creating an ideal setting for outdoor entertaining and family enjoyment.

To the front, a horseshoe-style monobloc driveway provides ample off-street parking for several vehicles and leads to a double garage with remote-controlled door, complete with power and lighting.

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Mews Cottage



Mews Cottage









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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 gas and electricity.
Drainage by way of a septic tank. Gas central
heating.

Local Authority

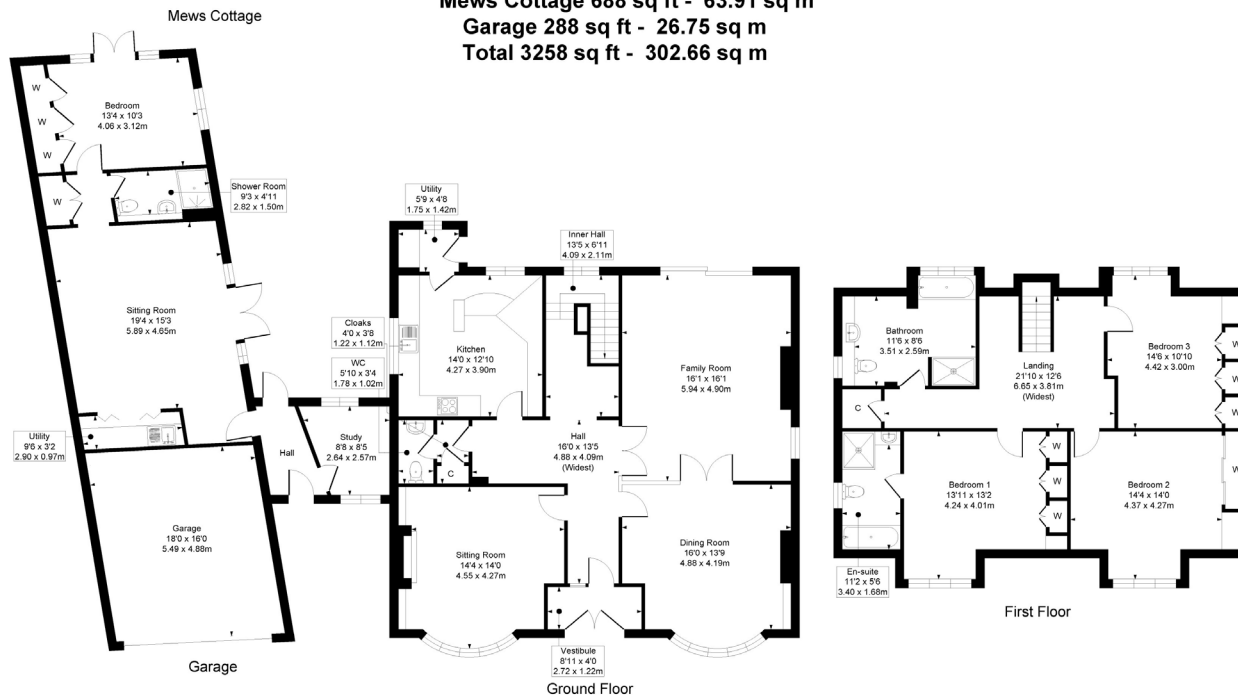
East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

3611

Wellmuir, 35 Humbie Road, Newton Mearns

Approximate Gross Internal Area
Main House 2282 sq ft - 212.00 sq m
Mews Cottage 688 sq ft - 63.91 sq m
Garage 288 sq ft - 26.75 sq m
Total 3258 sq ft - 302.66 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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