



Ardoch, 16 Dunbeath Avenue, Newton Mearns, G77 5NS

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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. Dunbeath Avenue is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.

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.







Nicol Estate Agents Property Description

Seldom available, a spacious and well presented, extended traditional detached bungalow offering four bedrooms and three public rooms, set within beautifully maintained, south-westerly facing gardens. The property is situated in a highly sought-after residential enclave, conveniently located close to Broom shops, The Avenue, Parklands Country Club, excellent transport links and popular East Renfrewshire schools.

This attractive family home, has been well maintained by the present owners and is surrounded by mature garden grounds, providing a high degree of privacy and seclusion.

The accommodation is flexible and generously proportioned throughout.

Ground Floor: Entrance vestibule leading to a welcoming and spacious reception hallway with staircase to the upper floor. Bright bay windowed sitting room, centred around a feature fireplace. Bay windowed dining room overlooking the rear garden. Well-appointed refitted kitchen featuring a range of wall mounted and floor standing units, breakfast bar and complementary worktops. Open plan to a bright and spacious dining and family room enjoying aspects over both the front and rear gardens. French doors lead to a generous conservatory with views over the rear garden. Bedroom one is a spacious double with bay window and fitted wardrobes, overlooking the front garden. Bedroom two is also a double, with bay window, extensive fitted wardrobes and views over the rear garden. The house bathroom is fitted with a separate walk-in shower.

First Floor: Upper landing providing access to two further bedrooms. Bedroom three benefits from fitted wardrobes. Bedroom four is positioned to the side and offers access to eaves storage. A further shower room completes the accommodation.

The property further benefits from gas central heating and double glazing.

The generous, well-maintained garden grounds are a particular feature. The enclosed rear garden includes a patio area and a large expanse of lawn, ideal for entertaining, and enjoys a sunny south-westerly aspect.

There is a driveway to the front providing parking for several cars and leads to a detached garage, with garden stores at rear.

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