



Donearn, Titwood Road, Newton Mearns, G77 6RP

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Situation

Hazelden is widely regarded as one of the most desirable areas within Newton Mearns and has, in recent years, established itself as one of Glasgow's premier residential locations. Set against a picturesque countryside backdrop, the area features a collection of distinctive homes nestled within rolling landscapes, all while being just a short drive from Mearns Cross and The Avenue Shopping Centre.

Newton Mearns is a highly sought-after suburb, known for its welcoming, family-friendly atmosphere and strong sense of community. Residents benefit from access to some of Scotland's highest-performing primary and secondary schools, including Kirkhill Primary, St Clare's and Calderwood Lodge Primary Schools, as well as Mearns Castle and St Ninian's High Schools. Titwood Road is also conveniently located for Belmont House School and several private school transport pick-up points.

Situated approximately nine miles from Glasgow City Centre, Newton Mearns offers excellent connectivity. The nearby M77, M8 and Glasgow Southern Orbital motorways provide efficient commuting routes, with journey times of around 30 minutes to both Glasgow and Prestwick airports. The area is also well served by regular train and bus links to Glasgow, East Kilbride and the scenic Ayrshire coastline.

Renowned for its outstanding local amenities, Newton Mearns provides a wide range of healthcare facilities, banks, libraries, supermarkets, boutique shops and restaurants. Highlights include The Avenue Shopping Centre and The Greenlaw Retail Park, home to retailers such as Waitrose and Tesco Metro.

For leisure and recreation, residents can enjoy a variety of excellent facilities including David Lloyd Rouken Glen, Parklands Country Club, East Renfrewshire, Eastwood and Whitecraigs Golf Clubs, as well as Whitecraigs and Giffnock Tennis Clubs. East Renfrewshire Council's impressive sports and leisure centre at Eastwood Toll is also nearby. Outdoor enthusiasts will appreciate Rouken Glen Park, voted the UK's Best Park in 2016, which offers scenic woodland walks, an adventure play area, a skate park, five-a-side football pitches and a boating pond.







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Description

A rare opportunity to acquire this detached home, set within extensive and private garden grounds of over 1 acre, commanding views over the surrounding countryside. Conveniently positioned close to The Avenue and within the catchment for highly regarded East Renfrewshire schools, this is a home that perfectly balances privacy with accessibility

At present the accommodation comprises:

A welcoming vestibule leads into an impressive reception hall, where a feature spiral staircase creates an immediate sense of character and scale.

The ground floor offers a superb selection of reception spaces, including a bright bay-windowed sitting room enjoying picturesque views over the gardens and French doors opening to a deck terrace. A second, more informal family room features a wood burner and French doors opening onto a generous decked terrace, perfectly positioned to overlook the rear garden. A versatile music room provides additional flexibility and could easily serve as a study or family room. This space connects seamlessly to a charming conservatory, an ideal spot for relaxing while enjoying uninterrupted views of the garden, further enhancing the home's connection to its natural surroundings.

The formal dining room sits conveniently adjacent to the kitchen, creating an ideal setting for entertaining. The dining room could easily be reconfigured to create an additional bedroom. The kitchen itself is centrally positioned, well connected to the main living areas, and complemented by a separate utility room for added practicality.

A particular highlight is the ground floor bedroom suite, complete with dressing room and en-suite bathroom. This offers excellent flexibility for guests, multi-generational living, or those seeking the ease of predominantly single-level accommodation.

A further bathroom is also located on this level.

Upstairs, a bright central landing leads to two substantial double bedroom suites, each benefiting from fitted storage and private en-suite facilities, ensuring a high degree of comfort and privacy. Both rooms enjoy lovely open views across the gardens and surrounding countryside.

A particular feature of Donearn is its extensive and beautifully maintained garden grounds, which extend to over 1 acre or thereby. Enjoying a desirable southerly aspect, with expansive lawns, deck terrace, and an ornamental pond. The gardens provide a wonderful sense of privacy and shelter; all set against a backdrop of rolling countryside views.

Two monobloc driveways provide ample parking for multiple vehicles. A third chipped driveway, accessed by electric gates, leads to a detached double garage with remote-controlled doors, lighting, toilet and a sink. An EV charger is also installed, offering modern convenience.

Further benefits include double glazing, an electric air source heat pump and oil-fired boiler hybrid heating system combines renewable energy with traditional heating, using the air source heat pump for around 70-80% of heat demand and the oil boiler for backup during the colder months. There is also electric underfloor heating in the conservatory, kitchen and both downstairs bathrooms.

















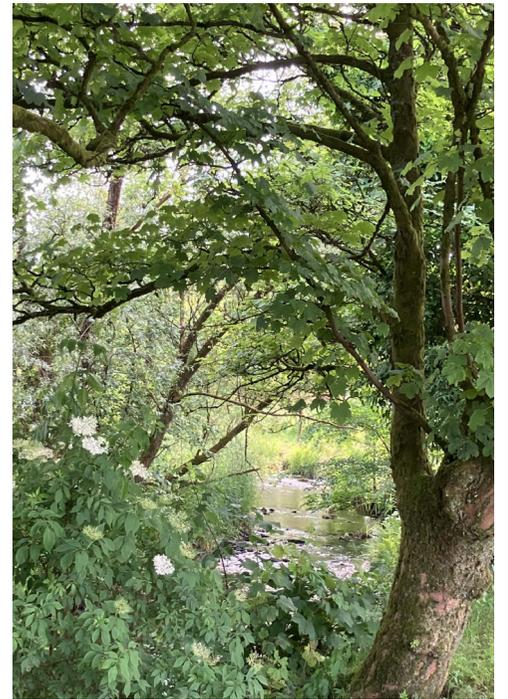














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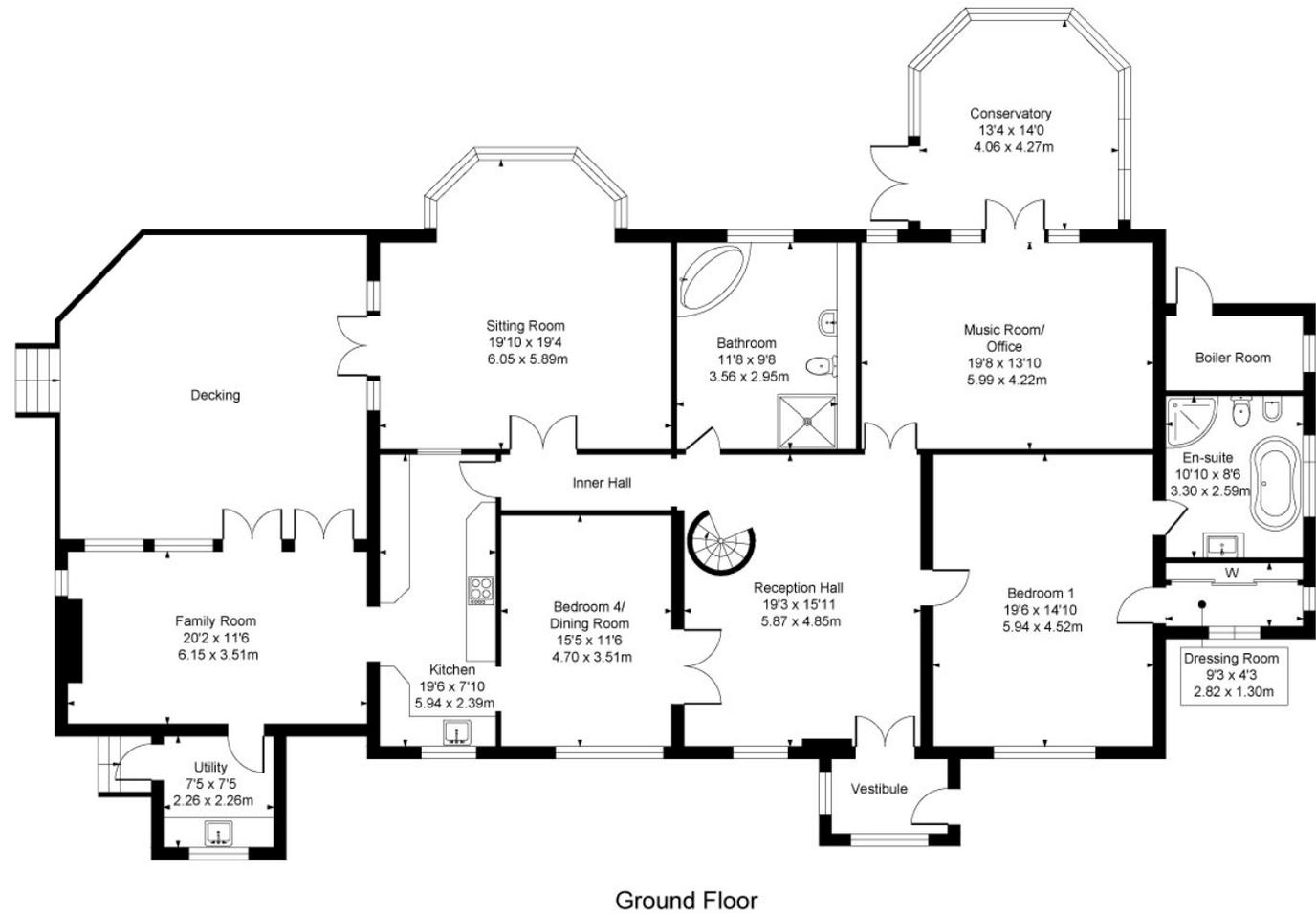
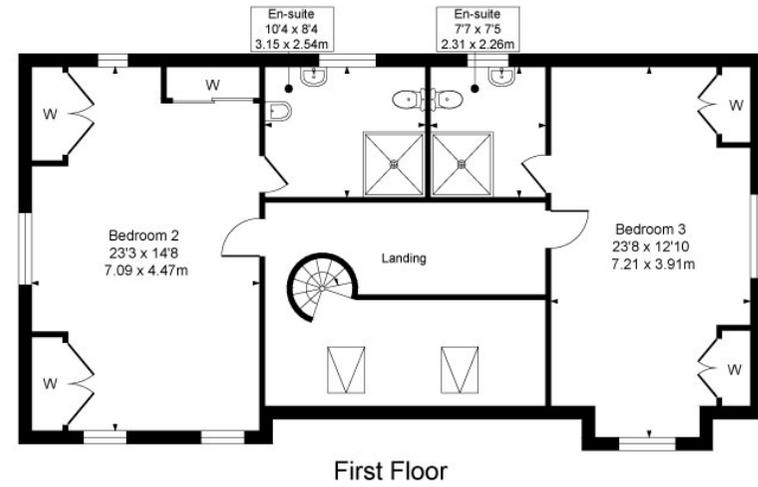
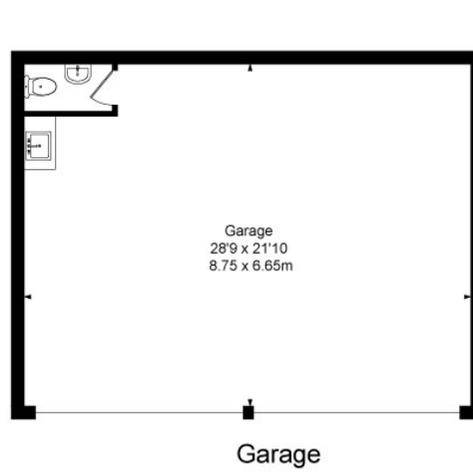
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Approximate Gross Internal Area

Main House 3594 sq ft - 333.89 sq m

Garage 628 sq ft - 58.34 sq m

Total 4222 sq ft - 392.23 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
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 E

Local Authority

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

Property Reference

3578

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