



**283 Mearns Road, Newton Mearns G77 5LT**

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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 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, East Renfrewshire, Cathcart Castle and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Mearns Road is conveniently located for access to The Avenue Shopping Centre, 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.















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## Property Description

Seldom available, a well presented and extended detached villa, located in this popular residential pocket of Newton Mearns, close to Shawwood Park and only a short walk to local shops at the Broom and nearby transport links on Mearns Road.

The property has been well maintained by the present owners and provides flexible accommodation.

The complete accommodation comprises:

**Ground Floor:** Entrance vestibule. Welcoming reception hall with staircase to upper level. Generous and bright dual aspect window sitting room with feature fireplace. Dining room/bedroom four Kitchen with a full complement of wall mounted and floor standing units and complementary worktop surfaces. The kitchen affords access to family room. Bedroom one with fitted wardrobes and ensuite shower room.

**First Floor:** Upper landing with storage. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes. The house bathroom completes the accommodation.

The property is further complimented by gas central heating and double glazing. Well-tended and colourful landscaped gardens, enclosed rear garden. In addition, the property was rewired in 2023.

A driveway to the rear of the property provides off street parking and leads to a detached garage with garden stores.

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## 283 Mearns Road, Newton Mearns

Approximate Gross Internal Area

Main House 1561 sq m - 145.02 sq m

Garage 192 sq m - 17.83 sq m

Total 1753 sq m - 162.85 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 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

3397