



79 Ayr Road, Newton Mearns, G77 6QU

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

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 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 and libraries and a broad range of supermarkets, boutique shops and restaurants, including The Avenue Shopping Centre and Greenlaw Retail Park which includes Waitrose, Aldi and Tesco Metro. Broomburn Park and local shops at the Broom are both just a short walk away.

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.









Nicol Estate Agents

Property Description

Seldom available, this spacious and beautifully presented extended traditional four bedroom, three public room detached villa sits within generous garden grounds in a highly sought-after pocket of Newton Mearns. Ideally located for highly regarded East Renfrewshire schooling, the property is just a short distance from local shops, The Avenue Shopping Centre and excellent transport links on Ayr Road.

The property has been well maintained and provides flexible accommodation formed over two levels and comprises:

Ground Floor: Entrance vestibule. Welcoming reception hall with staircase to upper level. Generous dual aspect, bay window sitting room with fireplace. Dining room positioned to front. Inner hall affording access to the Guest WC and the family room, with direct access to the deck terrace and side garden. Well appointed kitchen with a full complement of wall mounted and floor standing units.

First Floor: Upper landing with storage and hatch to attic. Bedroom one is particularly spacious and has a bay window to front and additional window to rear. Bedroom two, is double sized, is positioned to the front of the property. Bedroom three, further double, overlooks the rear and has fitted wardrobes. Bedroom four/ study is ideal as a home office/dressing room or a single bedroom. A refitted bathroom completes the upper floor accommodation.

The property is further complimented by gas central heating and replacement double glazing.

A particular feature of this home is the well kept landscaped gardens, enclosed rear garden enjoying a sunny, south westerly orientation.

A driveway and a double garage with automatic door are located to rear of the property, accessed by the shared service lane from Lochbroom Drive.

www.nicolestateagents.co.uk











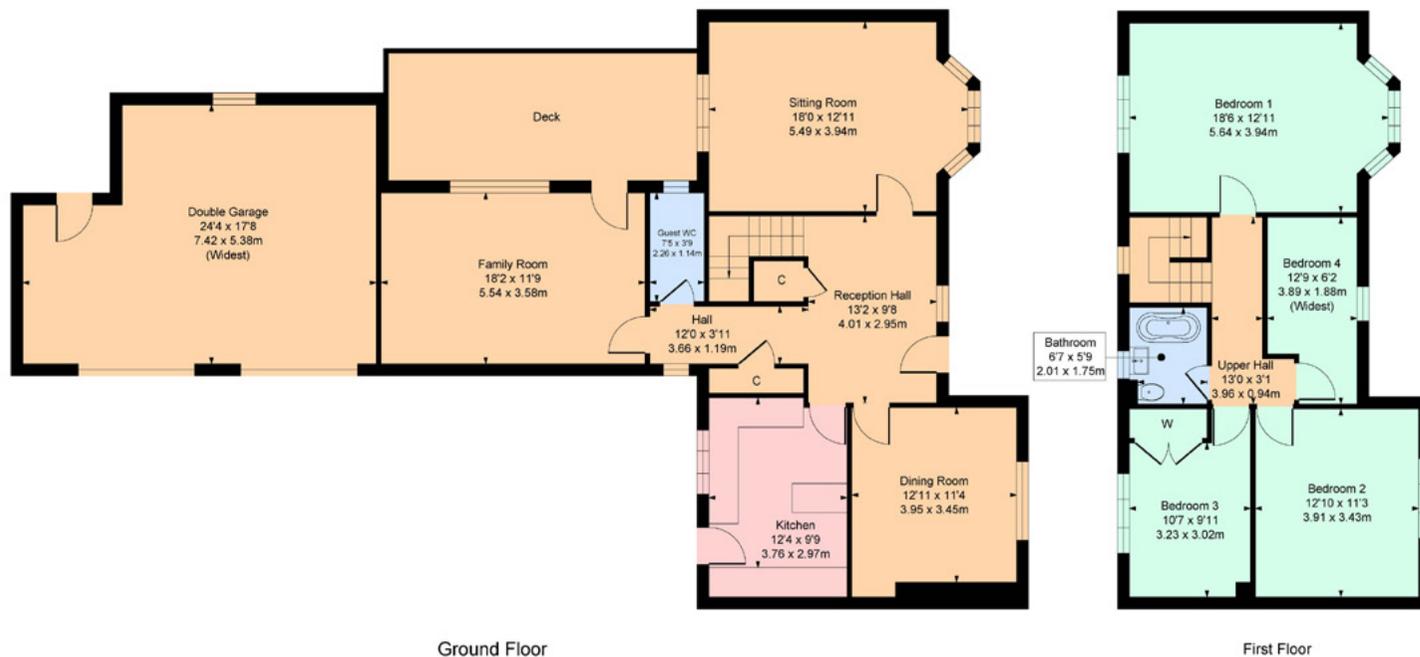






79 Ayr Road, Newton Mearns

Approximate Gross Internal Area
Main House = 1651 sq ft - 153.38 sq m
Garages = 383 sq ft - 35.58 sq m
Total = 2034 sq ft - 188.96 sq m



Ground Floor

First Floor



Nicol Estate Agents

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

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

3436

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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G78 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



www.nicolestateagents.co.uk