



47 Fruin Avenue Newton Mearns G77 6HG

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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 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. Patterson & Whitecraigs Train Stations are a short drive away.

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. Also, close by, is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn Shopping Centre is only a short drive from the property.

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 Eastwood High and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby 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

Seldom available, this well presented and thoughtfully upgraded three/four bedroom semi-detached bungalow enjoys a desirable south-westerly facing rear garden and is ideally positioned for highly regarded East Renfrewshire schooling, The Avenue Shopping Centre, excellent transport links and a wide range of local amenities.

The property offers flexible and well-proportioned accommodation arranged over two levels, ideally suited to modern family living.

The accommodation comprises:

Ground Floor: Welcoming reception hallway with staircase to the upper level and useful storage cupboard. Bright and attractive bay-windowed sitting room with feature fireplace. Versatile dining room, which could also be utilised as a fourth bedroom, home office or family room. The well-appointed refitted kitchen is fitted with a full complement of wall-mounted and floor-standing units, complemented by quality worktop surfaces and direct access to the rear terrace and gardens. Bedroom three enjoys pleasant aspects over the rear garden. An attractively refitted family bathroom, complete with contemporary suite and shower over bath, completes the ground floor accommodation.

First Floor: Upper landing with window formation and access to useful eaves storage. The principal bedroom is of generous proportions and enjoys a semi-open outlook to the front towards Whitecraigs Golf Course. This room further benefits from fitted wardrobes and a stylish ensuite shower room. Bedroom two is another spacious double bedroom with fitted wardrobes and pleasant views over the surrounding area.

The property is further enhanced by gas central heating and double glazing throughout.

Externally, the landscaped rear gardens are a particular feature of the home, enjoying a south-westerly orientation and providing a private and sheltered setting for outdoor entertaining and family enjoyment. A terrace extends along the rear elevation, creating an ideal space for al fresco dining.

A monobloc driveway provides off-street parking and leads to a substantial timber garage.









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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band F

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

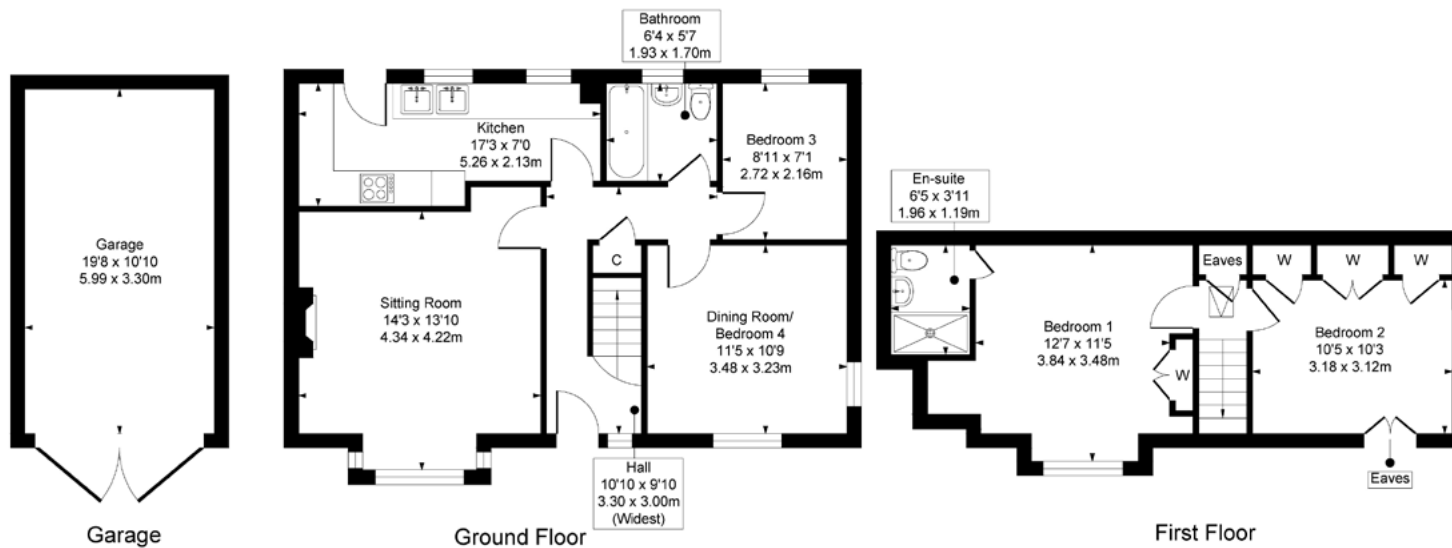
East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

3579

47 Fruin Avenue, Newton Mearns

Approximate Gross Internal Area
Main House 972 sq ft - 90.30 sq m
Garage 213 sq ft - 19.78 sq m
Total 1185 sq ft - 110.09 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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