



16 Blackwood Avenue, Newton Mearns G77 5BA

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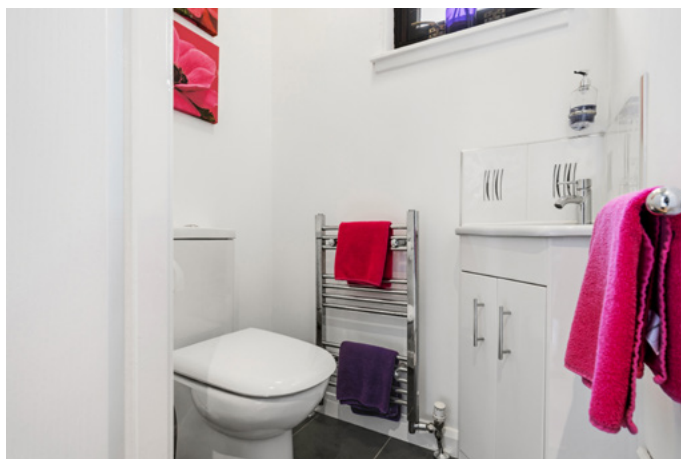
Situation

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.

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.

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 The Greenlaw Retail Park 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.









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Property Description

Seldom available, a well presented four bedroom linked detached villa, set within this popular residential pocket of Newton Mearns, close to Mearns Castle High School and only a short walk to local shops at the Broom and nearby transport links on Mearns Road.

The accommodation is arranged over two floors and comprises:

Ground Floor: Welcoming reception hall with staircase to upper level and storage. Generous and bright sitting room with feature fireplace. Family room with Bifold doors opening to a spacious conservatory. Dining room with views onto the front of property. Well appointed, refitted kitchen with a full complement of wall mounted and floor standing units and complementary worktop surfaces, access to conservatory and family room. There is also a WC located on the ground floor and one of the living spaces could potentially be used as a 5th Bedroom. The porch gives access to well maintained rear gardens the integrated garage completes the lower accommodation.

First Floor: Upper landing affording access to four bedrooms, all with fitted wardrobes. An attractive family bathroom with bath and separate shower cubicle completes the accommodation.

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

Well-tended and colourful landscaped gardens, enclosed gardens to the rear.

A driveway to front of the property provides off street parking and leads to an integrated garage. With electric charging point and electric garage door.

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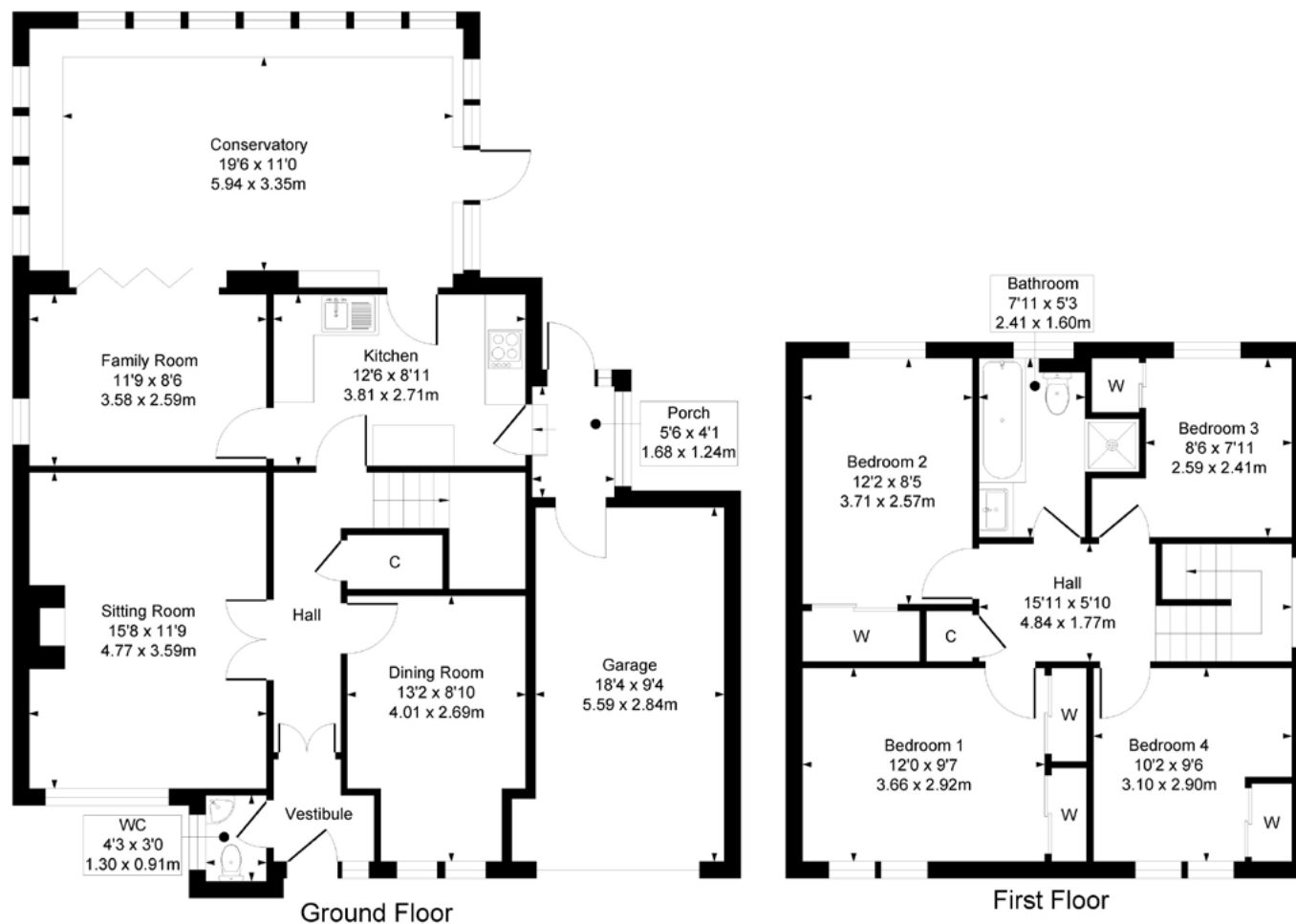






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Approximate Gross Internal Area
Main House 1570 sq ft - 145.85 sq m
Garage 167 sq ft - 15.51 sq m
Total 1737 sq ft - 161.37 sq m



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
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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 C

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

3613