



10 Cavendish Drive, Newton Mearns

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Situation

The Broom Estate is renowned for its impressive collection of individual homes, thoughtfully developed by Mactaggart & Mickel during both the pre- and post-war eras. Mature landscaping, generous plot sizes and a refined architectural character have shaped this into one of the most desirable and prestigious residential locations within Newton Mearns.

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 Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools. Cavendish Drive is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

Widely recognised for its exceptional range of amenities, Newton Mearns provides everything required for modern living. Residents benefit from access to healthcare centres, banks and libraries, alongside a superb mix of supermarkets, boutique retailers and quality dining options. The Avenue Shopping Centre and Greenlaw Retail Park, including Waitrose and Tesco Metro, are located close by, while Broomburn Park and the local shops and restaurants at The Broom are just a short stroll away.

A wealth of recreational opportunities complements the premium lifestyle offered here. Nearby facilities include David Lloyd Rouken Glen, Parklands Country Club, and renowned golf courses at Williamwood, Whitecraigs and Cathcart, together with Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. For lovers of the outdoors, the award-winning Rouken Glen Park, voted the UK's Best Park in 2016, offers a coffee shop, woodland walking trails, adventure play zones, a boating pond, skate park and sports pitches, ensuring activities for all ages.









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Property Description

Seldom available, this spacious and well presented five-bedroom extended detached villa is set within the prestigious Broom Estate. This highly sought-after location offers convenient access to local amenities at The Broom and Ayr Road shops, popular East Renfrewshire primary and secondary schooling, and excellent transport links.

Extending to approximately 2,443 Sqft (227 Sqm), the property offers flexible, well-proportioned accommodation arranged over two levels, perfectly suited to modern family living.

At present, the complete accommodation comprises:

Ground Floor: The ground floor provides an exceptional amount of living space, designed with family life in mind. A welcoming reception hallway, complete with staircase to the upper level and guest WC, leads to a generous drawing room with feature fireplace, open plan to a comfortable family room with direct access to the rear gardens. French doors create a seamless indoor-outdoor flow, ideal for entertaining. There is also a bright and spacious bay-windowed sitting room, flooded with natural light, which opens into the kitchen and dining room. The well-appointed kitchen features a range of wall and base units, a central island, and complementary granite worktops. Ample space for dining table and chairs. French doors open to garden. A separate utility room adds further practicality.

First Floor: The upper level offers a bright and spacious landing, leading to five well-proportioned double bedrooms. A contemporary family bathroom and a separate shower room complete the accommodation.

A particular feature of this home is the generous, mature landscaped gardens, offering excellent privacy and shelter. The enclosed rear garden features a well-maintained lawn, stocked borders, and a patio area, perfect for outdoor dining and entertaining.

Further benefits include gas central heating, double glazing, and a security alarm system.

Externally, a monobloc driveway provides off-street parking for multiple vehicles and leads to a single garage.













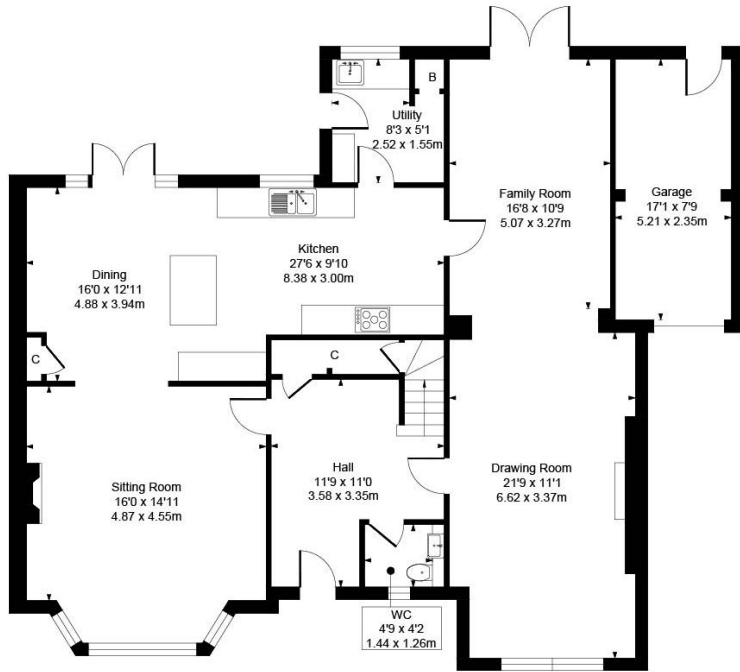
10 Cavendish Drive, Newton Mearns

Approximate Gross Internal Area

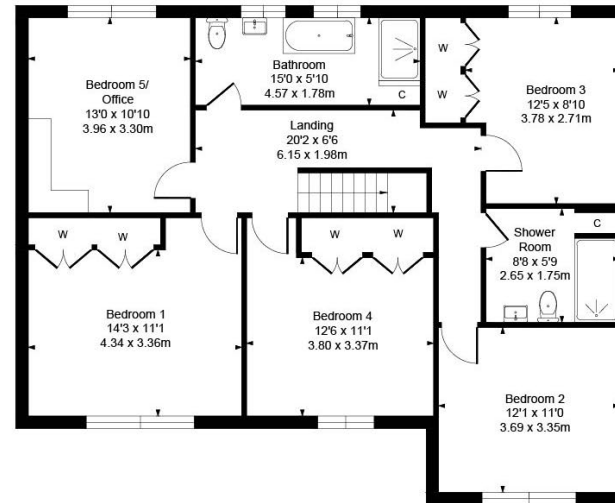
Main House 2443 sq ft - 226.96 sq m

Garage 135 sq ft - 12.54 sq m

Total 2578 sq ft - 239.50 sq m



Ground Floor



First Floor

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 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

3595