



## 7 Blackhouse Gardens, Newton Mearns

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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.

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.









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## Property Description

A spacious traditional four bedroom detached bungalow, 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.

Internally, this family home affords a flexible layout arranged over two levels and enjoys southerly facing rear garden.

At present the accommodation comprises:

**Ground Floor:** Entrance vestibule. Welcoming and spacious reception hall with staircase to upper floor. Generous bay window sitting room with a fireplace. Bay window dining /family room. Kitchen, fitted with a range of floor and wall mounted units, utility room. Bedroom one with en-suite shower room. Bedroom two, which overlooks the rear garden. Three piece family bathroom.

**First Floor:** Upper landing. Bedroom three and four, WC and office. Well-tended landscaped gardens, enclosed gardens to the rear, enjoying a southerly orientation.

A driveway to side of the property provides off street parking and leads to the detached garage.

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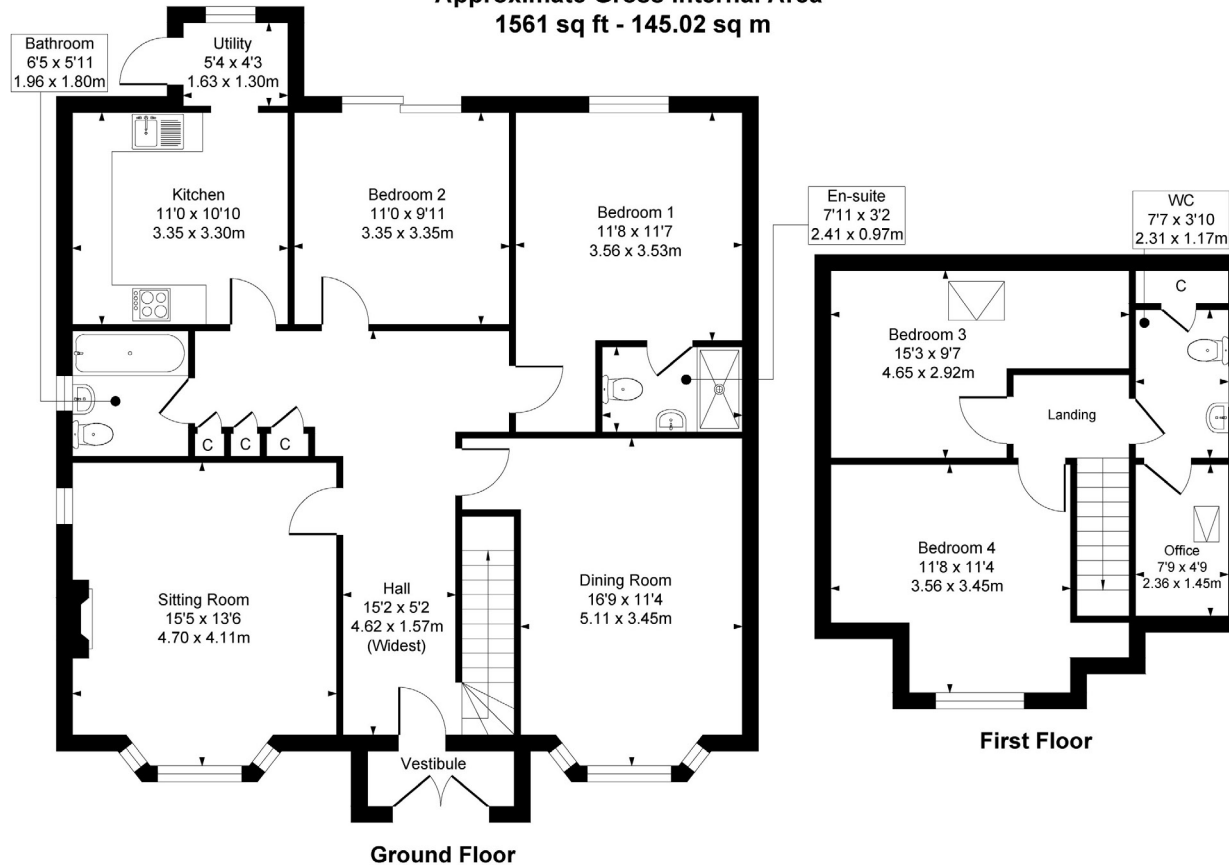




## 7 Blackhouse Gardens, Newton Mearns

Approximate Gross Internal Area

1561 sq ft - 145.02 sq m



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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 tbc

### 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

3594

**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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