



84 Beech Avenue, Newton Mearns, G77 5BH

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Situation

A hugely popular suburb, 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 Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest achieving primary and secondary schools, including Mearns Castle and St. Ninian's High Schools.









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Property Description

A truly impressive three-bedroom semi-detached villa, occupying a generous corner plot in one of Newton Mearns' most sought-after addresses. Beautifully presented throughout, this appealing family home combines spacious, versatile accommodation with an enviable setting, creating a superb environment for modern family living. A fantastic opportunity for the discerning buyer seeking a stylish and substantial home in a highly desirable location.

The property comprises:

Ground floor: Step into a welcoming entrance hallway, which flows effortlessly into a bright and beautifully proportioned bay-windowed sitting room, flooded with natural light and offering an inviting space to relax and unwind. The commodious dining room provides plenty of room for family gatherings and entertaining, while the stylish, modern fitted kitchen is both practical and appealing, with an excellent range of storage and generous workspace. A handy WC, neatly tucked off the entrance hall, completes this well-designed and versatile ground floor.

First floor: The first floor offers three generously proportioned bedrooms, along with a stylish modern three-piece family bathroom. Each bedroom benefits from quality fitted wardrobes by Sharps, providing plenty of practical storage without compromising on space.

Adding to the appeal, the property features replacement Everest double glazing, installed in 2017, together with gas central heating. Combined, these features ensure the home is warm, comfortable and welcoming throughout the seasons.

Externally, the property enjoys private gardens to the front and rear, providing excellent outdoor space for relaxing, entertaining or family activities. South westerly orientation at rear. The grounds may allow further development of the property subject to the relevant consents.

A driveway which is accessed through electric gates, provides convenient off-street parking and added security. A second driveway, with electric gates leads to a double garage with remote controlled door, power and light installed.



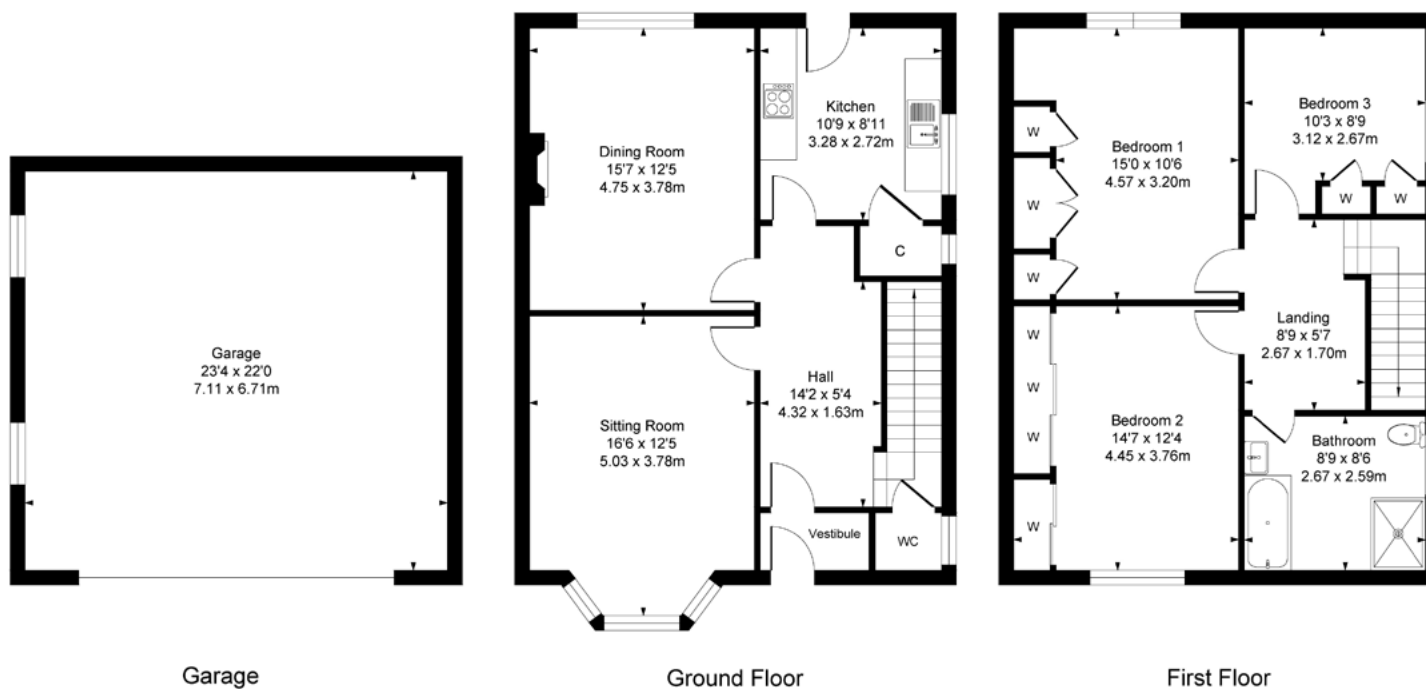






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Approximate Gross Internal Area
Main House 1377 sq ft - 127.92 sq m
Garage 513 sq ft - 47.65 sq m
Total 1890 sq ft - 175.57 sq m



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
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 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

2674