



6 Barnhill Drive, Mearns Kirk, Newton Mearns

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Nicol Estate Agents



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

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks, library and a broad range of supermarkets, boutique shops and restaurants, The Avenue Shopping Centre, Mearnskirch Coop and local shops at the Broom. Only a short drive away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants and also Silverburn Shopping Centre.

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.







Light wood cabinetry on the left side of the kitchen, including a tall cabinet housing a stainless steel oven and a smaller cabinet above the countertop.

Light wood upper cabinets along the back wall, including a range hood above the stove.

Light wood lower cabinets along the back wall, providing storage for kitchen items.

Light wood cabinetry forming a breakfast bar or island on the right side of the kitchen.

A dining table with a dark, polished granite top, partially visible in the foreground.

Two upholstered dining chairs with a light brown or tan fabric, positioned at the dining table.

A wooden knife block containing several knives, placed on the countertop near the stove.

A four-burner gas stove with a stainless steel pot on one of the burners.

A dark glass bottle, likely containing wine or oil, on the countertop.

A silver electric kettle on the countertop.

A white coffee maker on the countertop.

White horizontal blinds covering a window above the sink.

A window with a view of a garden and a wooden fence, located above the sink.

A modern, curved chrome faucet over the sink.

A silver toaster on the countertop.

A vase containing pink and white flowers, placed on the right side of the countertop.

A circular track lighting fixture with three adjustable spotlights on the ceiling.

A recessed ceiling light fixture.

A recessed ceiling light fixture.

Under-cabinet lighting strip below the upper cabinets.



## Description

A spacious four bedroom detached villa, situated within the highly regarded Mearnskirk area of Newton Mearns, yet only a short distance to Mearns Cross and The Avenue Shopping Centre.

This family home affords well appointed and light accommodation arranged over two floors. In total the accommodation extends to approximately 2,096 Sqft or 195 Sqm and provides flexible accommodation, well designed for family living.

The complete accommodation comprises:

Ground Floor: Welcoming bay windowed reception hallway with staircase to upper floor. Spacious and well presented, bay window sitting room with feature fireplace. Bay window dining room. Family/dining area, on an open plan basis to the kitchen. The kitchen is fitted with a full complement of floor and wall mounted cabinets, complementary worktops and integrated appliances. Separate utility room. Guest WC.

First Floor: Galleried upper landing providing access to all four double bedrooms. Spacious principal bedroom with fitted wardrobes and an ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes and ensuite shower room. Bedroom four with fitted wardrobes. The house bathroom completes the accommodation.

The property is complemented by gas central heating and double glazing. Well tended landscaped gardens, enclosed rear garden with terrace, providing privacy and shelter, ideal for entertaining. A driveway provides off street parking for several cars and leads to a detached double garage.



















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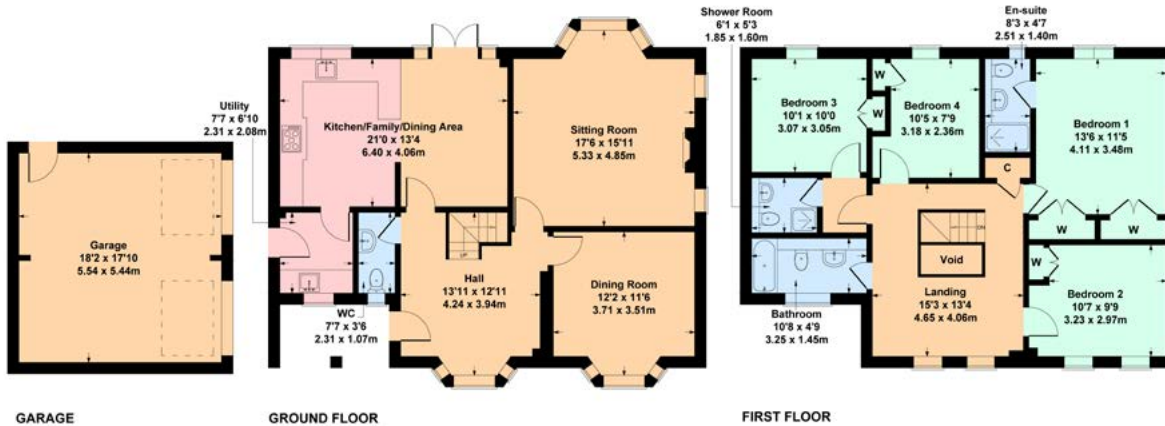
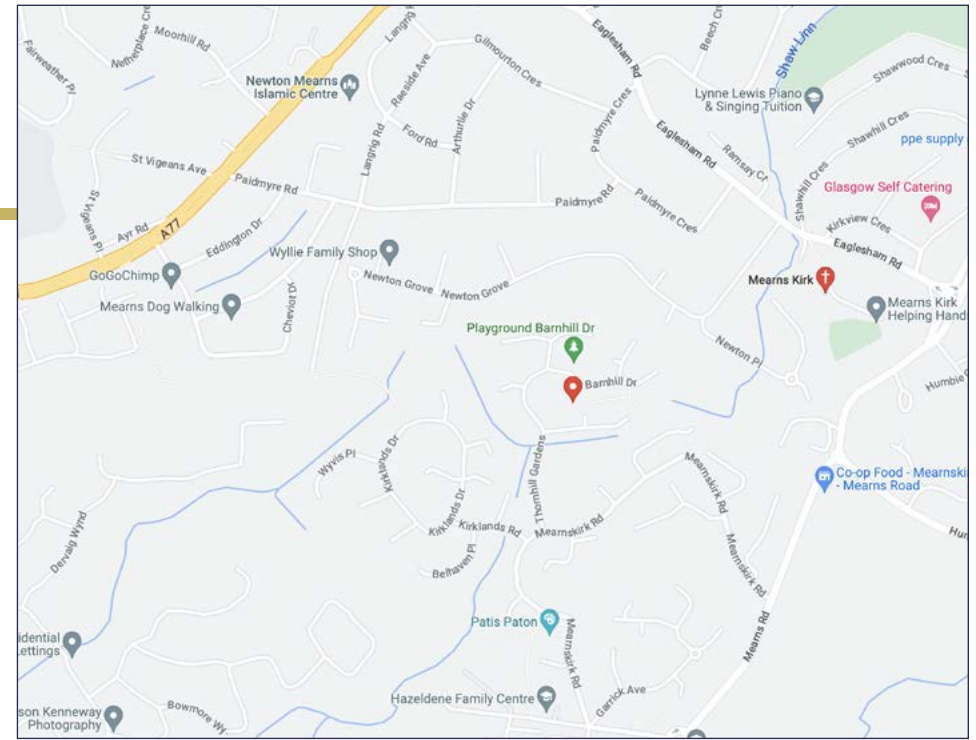


## 6 Barnhill Drive, Mearnskirck, Newton Mearns G77 5FY

Approximate gross internal area Main House = 1,777sq ft - 165 sq m

Garage = 319 sq ft - 30 sq m

Total = 2,096 sq ft - 195 sq m



### Viewing

By appointment through

Nicol Estate Agents

46 Ayr Road

Newton Mearns, Glasgow G46 6SA

Telephone 0141 616 3960

mail@nicolestateagents.co.uk

### Outgoings

East Renfrewshire Council

Band G

### Fixtures and 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 2969

#### 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, produced by Potterplans Ltd. 2023

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

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