



101 Beech Avenue, Newton Mearns

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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, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Larchfield Avenue is conveniently located for access to The Avenue Shopping Centre and Greenlaw Retail Park with Waitrose, Tesco and Aldi.

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













Description

Seldom available, a deceptively spacious detached bungalow, set within this popular residential pocket of Newton Mearns, close to Mearns Cross and The Avenue.

Internally, the property affords a flexible layout, comprising:
Ground Floor: Entrance vestibule. Welcoming reception hall with ample storage. Generous bay window sitting room with a fireplace. Dining room, overlooking the private rear garden. Bedroom three. Combined kitchen and family room. The breakfasting kitchen is fitted with a range of wall mounted and floor standing units, complementary worktop surfaces and island. Separate utility room. The family room has a wood burning stove and affords access to the decked terrace and rear garden. House shower room completes the lower accommodation.

First Floor: Principal bedroom with fitted wardrobes and an ensuite bathroom with separate shower enclosure. Bedroom two with fitted wardrobes. Ample eaves storage.

The property is further complemented by gas central heating and double glazing. Well kept and private garden grounds. There is a driveway offering ample parking and leads to two separate single garages.







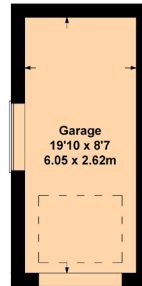


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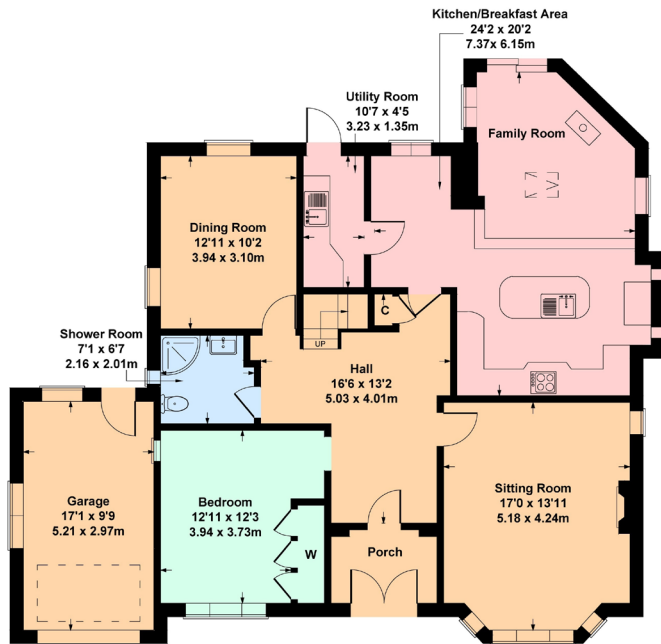


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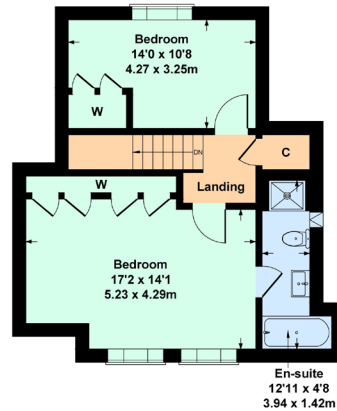
Approximate gross internal area
Main House = 1703 sq ft - 158 sq m
Garage = 326 sq ft - 30 sq m
Total = 2029 sq ft - 188 sq m



GARAGE



GROUND FLOOR

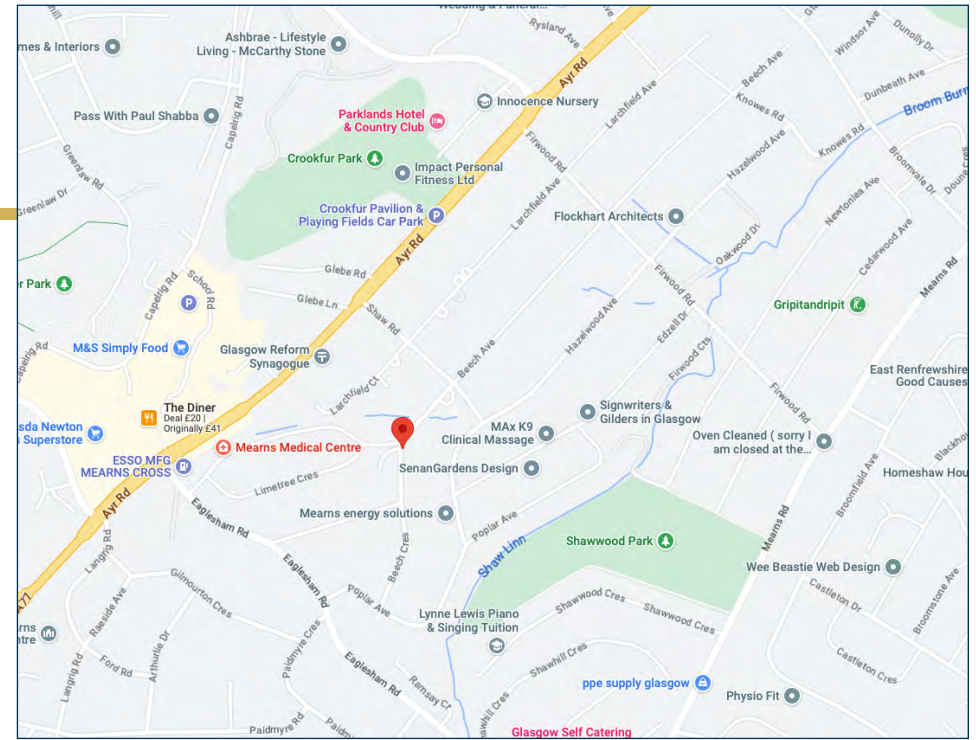


FIRST FLOOR

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. 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.



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 F

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band D

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 2986

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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