



14 Cheviot Drive, Newton Mearns

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Description

A particularly spacious, well maintained detached bungalow, with a generous southerly facing rear garden, set within this popular residential pocket of Newton Mearns, close to local shops, schools and nearby transport links.

Internally, this family home extends to around 2,762 Sqft (257Sqm) and affords a very flexible layout arranged over two levels, with the opportunity to create a self contained accommodation annex.

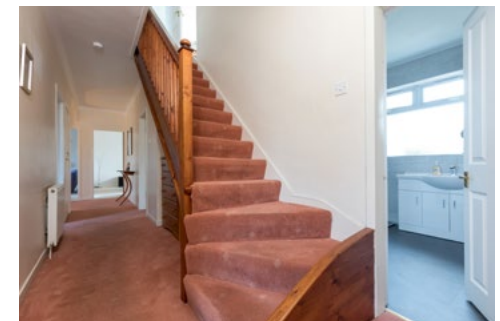
At present the accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hall with staircase to upper floor. Cloaks with circular stained and leaded glass window. Generous sitting room overlooking the front of the property, with circular stained and leaded glass window to side. Dining room with patio doors opening to deck terrace and gardens. Family room. Well appointed kitchen fitted with a range of floor and wall mounted units, in turn affording access to the rear hall, utility cupboard and the conservatory with southerly views over the rear garden. Bedroom with fitted mirror wardrobes. Recently refitted shower room. Door to inner hall providing access to a further bedroom with ensuite shower room, TV room/bedroom five with French doors opening to a deck terrace and gardens. There is also a utility room with a separate walk in store.

First Floor: Upper landing. Bedroom with fitted wardrobes. Further bedroom affording access to the home office/playroom. House bathroom.

The property benefits from gas central heating with an upgraded Worcester boiler and is double glazing, apart from the original stained and leaded glass windows.

A particular feature of this property are the generous garden grounds. Well kept and well maintained private gardens, enjoying a southerly orientation at rear, with recently installed deck terrace and garden shed. There is a sizeable horseshoe monobloc driveway providing off street parking for several vehicles.













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 around 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, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Cheviot Drive is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining Primary and Secondary Schools.















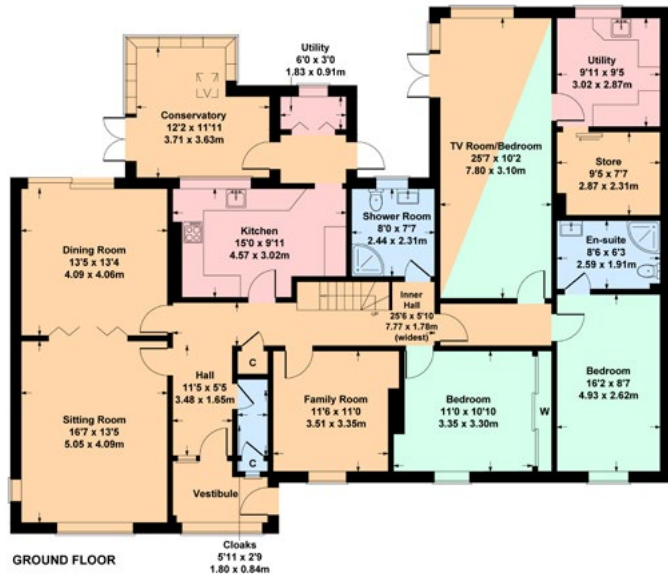




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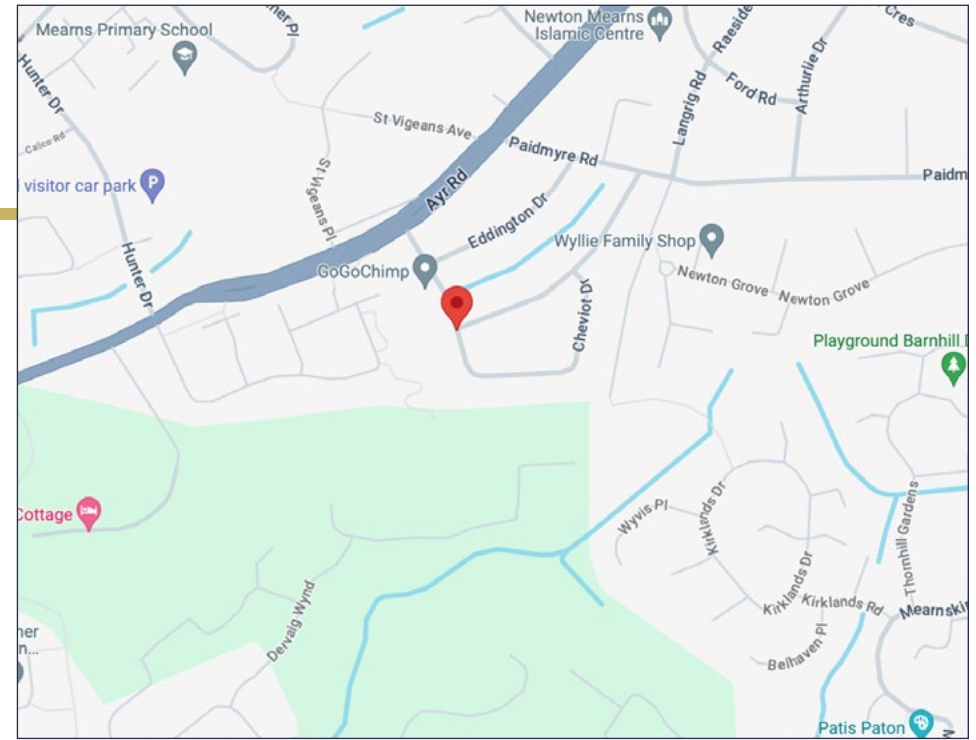
Approximate gross internal area 2762 sq ft - 257 sq m



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. produced by Potterplans Ltd. 2024

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 G

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
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference 3064

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