



Hazelwood & Rose Cottage, Hazelden Road, Newton Mearns

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Situation

Hazelden remains one of the most sought after pockets within Newton Mearns and in recent years has probably become one of Glasgow's premier residential addresses. Enjoying a countryside setting, the area displays a range of individual dwelling houses set within the rolling countryside, just a short drive from Mearns Cross and The Avenue Shopping Centre.

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. Mearnskirk 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, Mearnskirk Coop and local shops at the Broom. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants. Silverburn Shopping Centre is only a short drive from the property.

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.















Description

A unique opportunity to purchase Hazelwood and Rose Cottage, located within the exclusive Hazelden area of Newton Mearns.

Hazelwood, is a beautiful four bedroom detached all on the level family home, with a separate self contained two bedroom dwelling, known as Rose Cottage.

Hazelwood:

Hazelwood is deceptively spacious, with many rooms enjoying open views over the gardens and surrounding countryside, extending to around 2,231 Sqft (207 Sqm).

At present the accommodation comprises:

Entrance vestibule. Welcoming reception hallway with storage. Bright and spacious open plan sitting room with lovely open views, formal dining room and kitchen. Well appointed breakfasting kitchen fitted with a range of wall mounted and floor standing units with complementary worktop surfaces. Separate utility room. Sitting room with a feature fireplace and overlooking the front of the property. Conservatory overlooking the garden grounds. Bedroom one with fitted wardrobes and an ensuite shower room. Three further bedrooms all of which are of double proportions. House shower room with a three piece suite.











Description

Rose Cottage:

Extending to approximately 790 Sqft (73 Sqm) and comprising: Entrance vestibule. Open plan living, with a sitting room, dining area and kitchen. The kitchen is fitted with a range of wall mounted units and complementary worktop surfaces. Two bedrooms, both of double proportions and a contemporary shower room.

A particular feature is the garden grounds and recently built garden pod, with bi-fold doors and electricity. The grounds provide privacy and shelter. The gardens boast lawns and terraces and afford lovely aspects. There is driveway providing parking for multiple vehicles.



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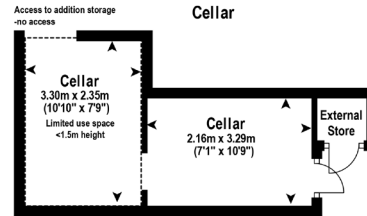


FAMILY RULES
Always tell the truth
WORK HARD
Keep Your Promises
give hugs & kisses
IT'S YOUR DROPPY
PICK IT UP
Eat your Greens
IF YOU DON'T LOVE IT
DREAM BIG
LAUGH SHARE
LEARN GROW UP
BE KIND
SMILE
PLAY NICE
BE RESPONSIBLE





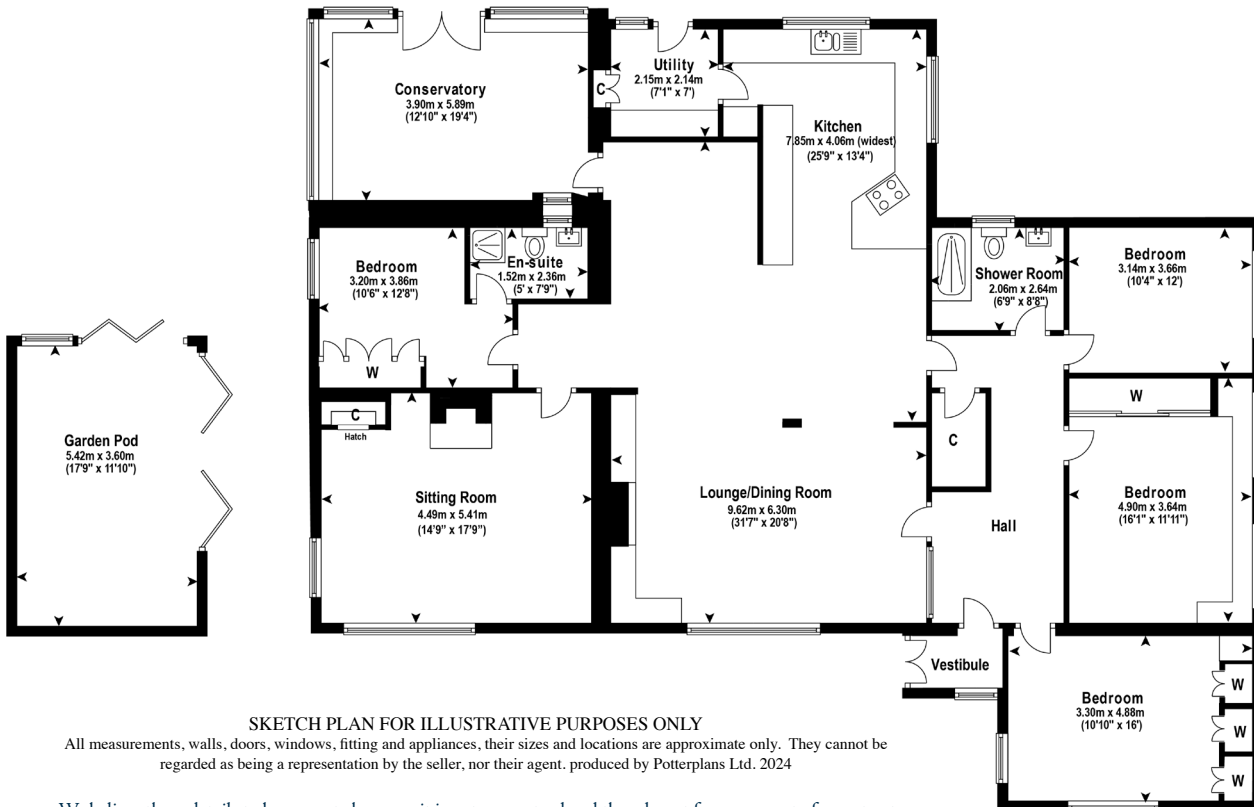
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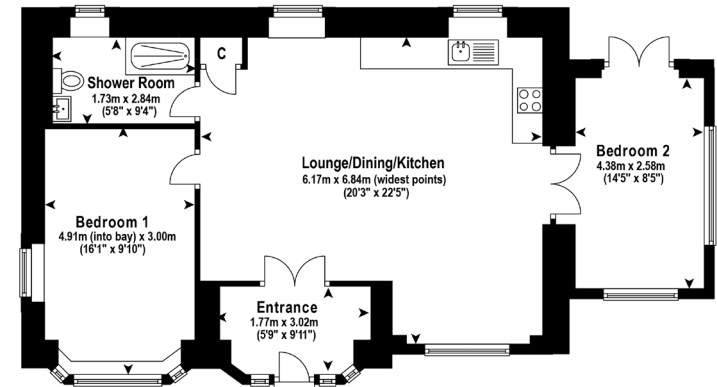
Hazelwood & Rose Cottage, Hazelden Road, Newton Mearns, G77 6RR

Approximate gross internal area
 Main House = 2230.90 sq ft - 207.26 sq m
 Rose Cottage = 790.02 sq ft - 73.40 sq m
 Garden Pod = 210.02 sq ft - 19.51 sq m
 Cellar = 159.97 sq ft - 14.86 sq m
 External Storage = 9.15 sq ft - 0.85 sq m
 Total = 3400.1 sq ft - 315.87 sq m

Hazelwood House



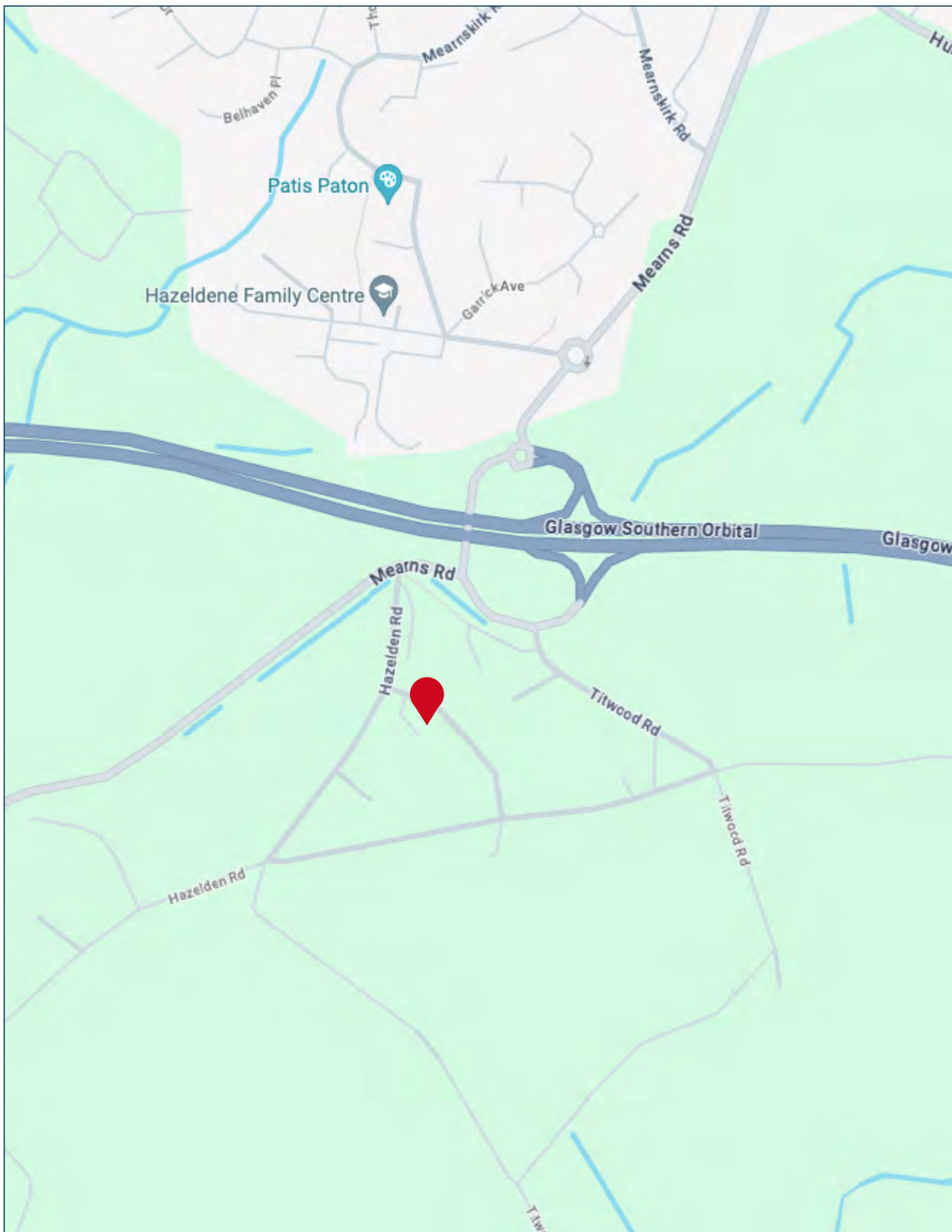
Rose Cottage



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 E

Services

The property is supplied by electricity and oil central
 heating.

Local Authority

East Renfrewshire Council
 Council headquarters
 Eastwood Park, Rouken Glen Road
 Giffnock G46 6UG
 Tel: (0141) 577 3000

Property Reference 3067

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