



Roslea, 29 Falkland Avenue, Newton Mearns

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Situation

The Broom Estate displays many individual properties from the pre and post war era and has matured into one of the most sought after and prestigious areas to live within Newton Mearns.

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 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 Kirkhill Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools. Newton Mearns 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 and libraries and a broad range of supermarkets, boutique shops and restaurants, including The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose and Tesco Metro. Broomburn Park and local shops at the Broom are both just a short walk away.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Williamwood, Whitecraigs and Cathcart 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

Seldom available, a locally admired and well presented traditional detached family home, positioned within generous, landscaped private corner garden grounds, located within the desirable Broom Estate residential enclave of Newton Mearns, close to local shops at the Broom, highly reputable primary and secondary schooling and nearby transport links on Mearns Road.

Roslea retains much of its original charm and has been carefully upgraded and maintained by the current owners, affording well appointed accommodation over two levels, well designed for family living, extending to approximately 2966 Sqft (276 Sqm) affording flexible and spacious accommodation over two levels.

The accommodation comprises:

Ground Floor: Entrance vestibule. Mahogany glass panelled door opens to the reception hall. Large welcoming reception hallway with cloakroom/guest toilet and staircase to upper floor. Bay window family room overlooking Falkland Avenue. Double doors open to the music room provides additional living space and has a bespoke designed corner hardwood bookcase. Home office/bedroom five. Double doors open from the hall to a beautifully presented bay window sitting room with feature fireplace and built in cocktail cabinet. Bespoke pocket glass sliding doors connect to the generous dining/sunroom with access to the southerly facing deck terrace and rear garden grounds. Door to kitchen. Well appointed dining size kitchen by Scottwood, fitted with a range of wall mounted and floor standing units, dresser unit, integrated appliances, and complementary worktop surfaces. Separate utility cupboard. At the end of the reception hall lies the principal bedroom suite. A generous bedroom, with Strachan built in wardrobes with contemporary designed doors by Strang of Clarkston and an attractive, upgraded bathroom, with separate shower enclosure.

First Floor: Upper landing affording access to three further bedrooms and providing valuable, additional storage. Bedroom two with fitted wardrobes and attractively refitted ensuite bathroom, with shower over bath. Bedroom three, with fitted wardrobes and separate sitting/play area. Bedroom four has a bay window, fitted wardrobe and overlooks the front of the property. An upgraded house bathroom, with shower over bath, completes the accommodation.

Roslea is further complemented by gas central heating, traditional style double glazing by Blairs of Greenock and an alarm system.

A particular feature of this home is the generous landscaped garden corner grounds, providing privacy and shelter. The gardens boast expansive lawns, well stocked with shrubs, plants and perennials and terraces ideal for entertaining, enjoying a south westerly orientation. Deck terrace with water feature. Wooden greenhouse.

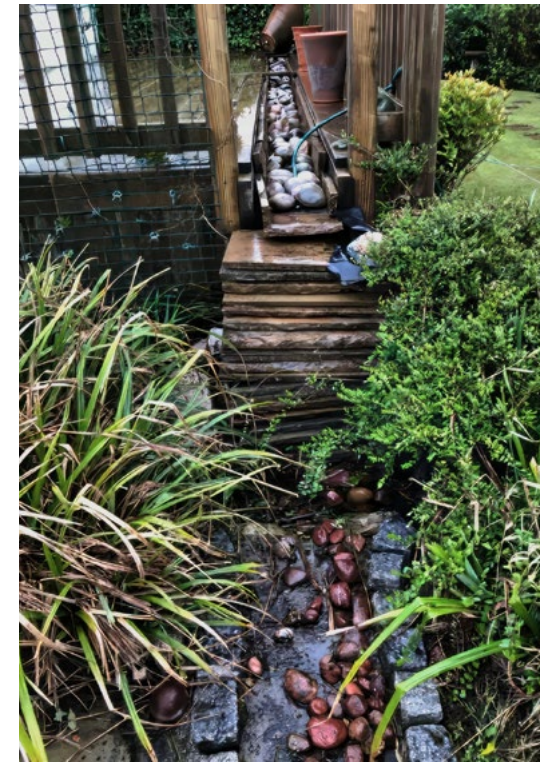
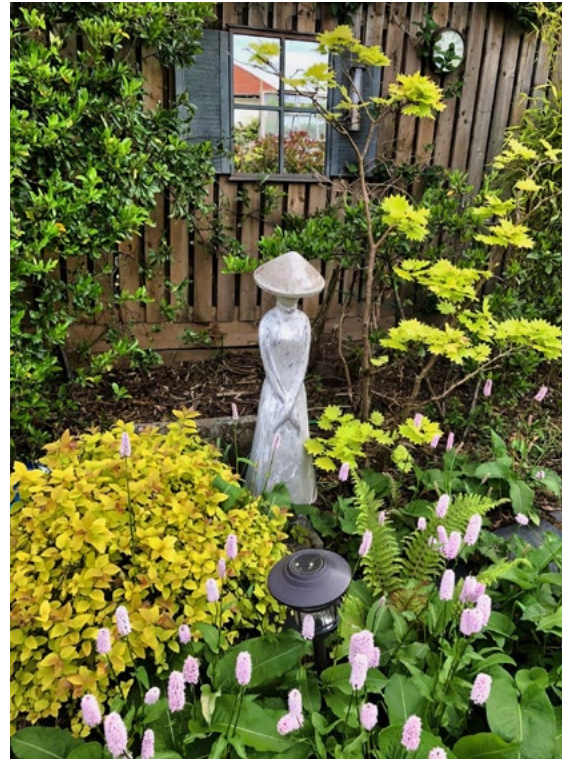
There is a driveway to the side offering parking for multiple vehicles and leading to a detached garage, with remote control door, incorporating a potting shed, stores, studio/gym and a gardener's WC.















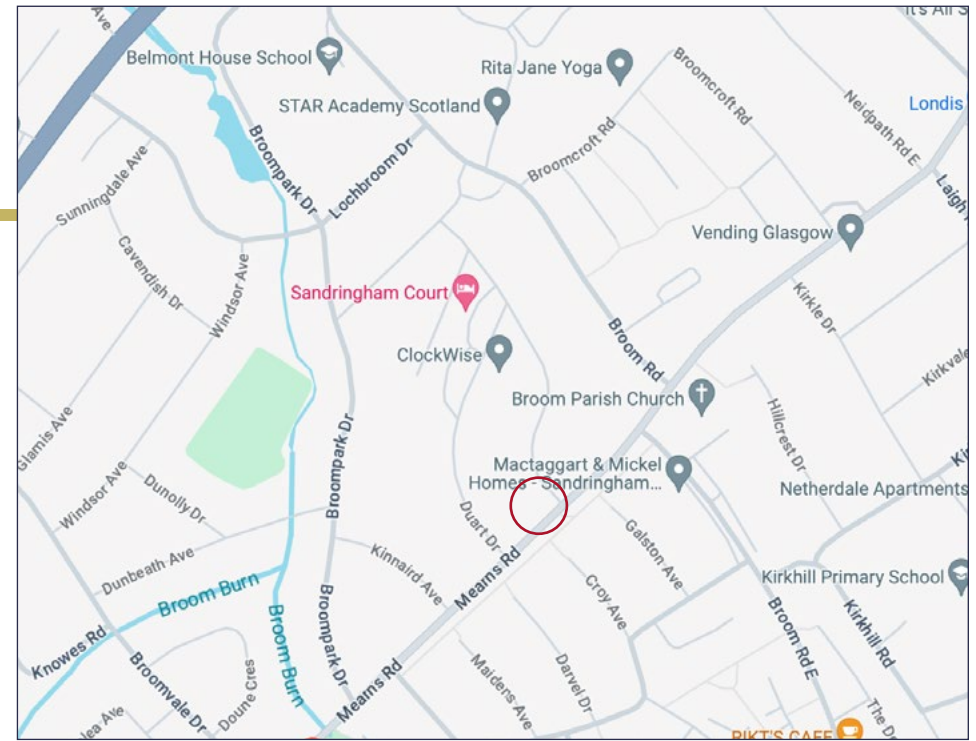
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Approximate gross internal area
 Main House 2966 sq ft - 276 sq m
 Outbuilding 436 sq ft - 41 sq m
 Total 3401 sq ft - 317 sq m



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



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 3075

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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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