



22 Glamis Avenue, Newton Mearns, G77 5PA

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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 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, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

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 Greenlaw Retail Park which includes Waitrose, Aldi 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, 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.







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Property Description

Seldom available, a spacious and well presented extended four bedroom detached villa set within generous corner south westerly facing garden grounds, set within this popular residential pocket of Newton Mearns, close to Mearns Castle High School and only a short walk to local shops at the Broom and nearby transport links on Ayr Road.

Occupying a prime corner plot, this family house is available for the first time in over 60 years. The property has been well maintained and provides flexible accommodation formed over two levels and comprises:

Ground Floor: Entrance vestibule. Welcoming reception hall with staircase to upper level. Generous bay window lounge with fireplace. Spacious dining room connects to the sunroom, enjoying pleasant garden aspects. Well appointed dining size kitchen. Kitchen with a full complement of wall mounted and floor standing units. Ample space for dining. Rear utility porch. Bedroom four with side garden aspects. Cloaks and bathroom with separate shower.

First Floor: Upper landing with storage and hatch to attic. Bedroom one with bay window. Bedroom two is positioned to the rear of the property and overlooks the corner garden grounds. Bedroom three. A refitted shower room completes the upper floor accommodation.

The property is further complimented by gas central heating and is mostly double glazed.

A particular feature of this home is the well kept landscaped gardens, enclosed rear garden enjoying a sunny, south westerly orientation.

A driveway, providing off street parking for several cars to the front of the property. In addition, to the side there is a second driveway, providing access to a garage with remote controlled door.



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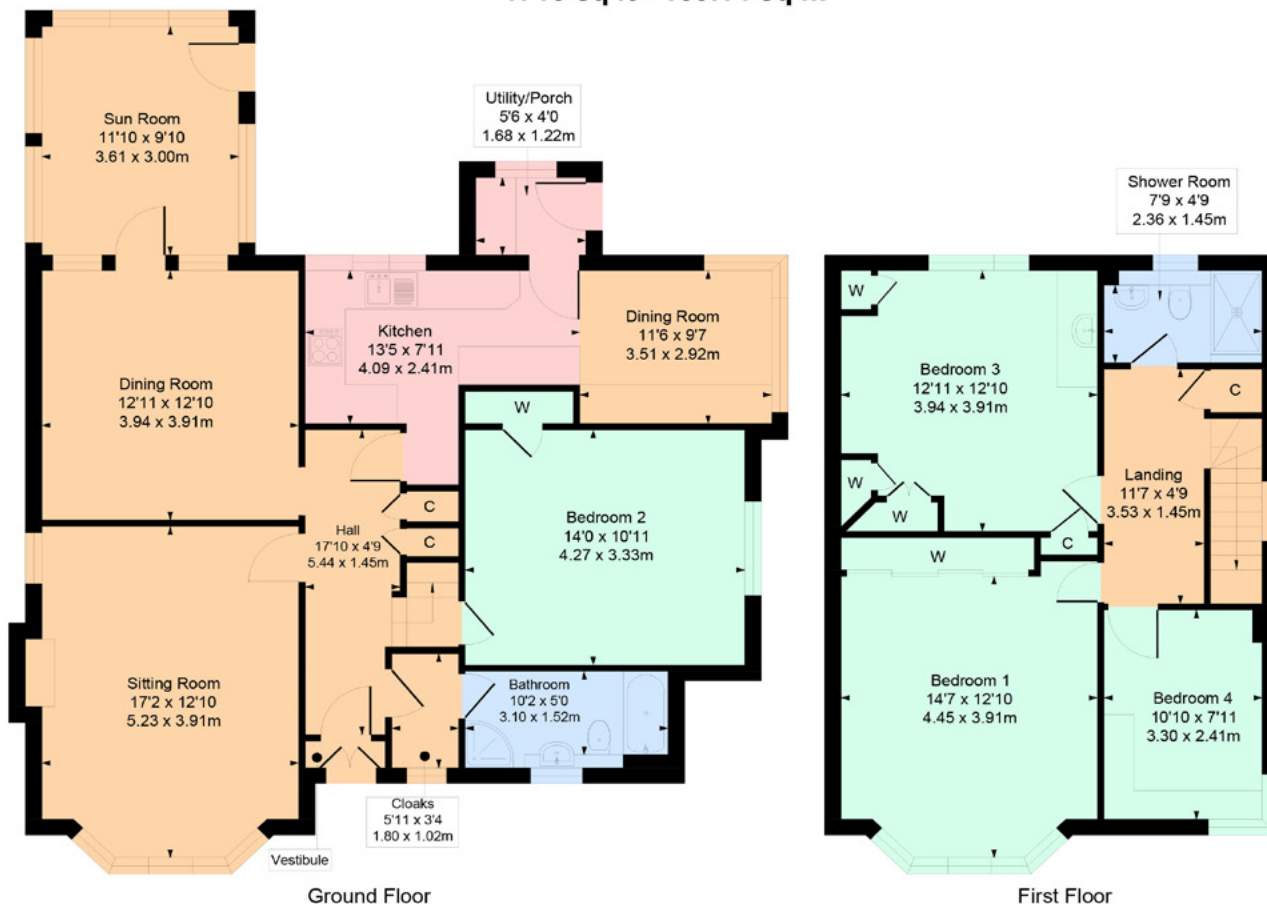






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Approximate Gross Internal Area
1713 sq ft - 159.14 sq m



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. 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.



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band G

Fixtures & 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

3384