



5 Fruin Avenue Newton Mearns G77 6HA

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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. Patterson & Whitecraigs Train Stations are a short drive away.

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. Also, close by, is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn Shopping Centre is only a short drive from the property.

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 Eastwood High and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby 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 well presented four bedroom/ three public room detached villa. conveniently located for popular East Renfrewshire Schooling, The Avenue and local amenities

This family home affords flexible accommodation, arranged over two floors, comprising:

Ground Floor: Welcoming reception hallway with storage cupboard and staircase to upper level. Generous living room, overlooking the front and rear gardens. French doors open to garden. Well presented and spacious sitting room with feature fireplace, overlooks the front of the property. Bi-Fold doors connect to dining room. Kitchen fitted with a full complement of wall mounted and floor standing units and complementary worktops. Separate utility room. A guest WC completes the lower accommodation.

First Floor: Broad upper landing with storage and access to balcony, enjoys open views to front. Bedroom one with fitted wardrobes and an ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes. Bedroom four. The house family bathroom with separate shower enclosure completes the accommodation.

The property is further complemented gas central heating and is mostly double glazing. Solar panels help supplement the energy bills. Driveway to the front, provides off street parking and leads to a double detached garage. Additional parking to front of the property.

Well kept garden grounds, enclosed rear garden with terrace, ideal for entertaining.

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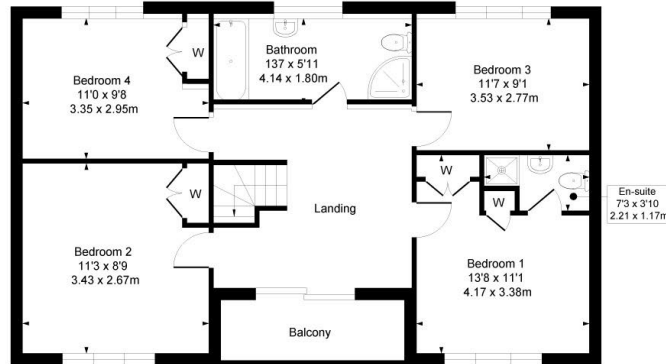




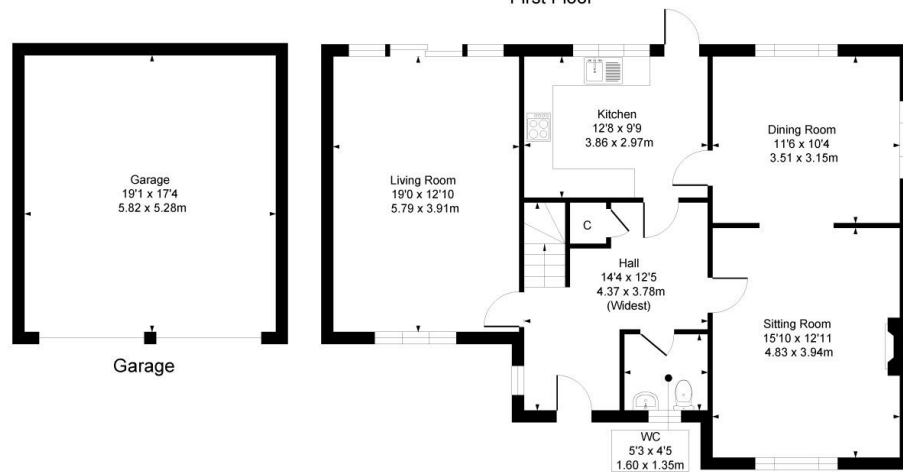


5 Fruin Avenue, Newton Mearns

Approximate Gross Internal Area
Main House 1763 sq ft - 163.78 sq m
Garage 331 sq ft - 30.75 sq m
Total 2094 sq ft - 194.53 sq m



First Floor



Ground 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. 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 C

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

3579

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