



9 Greenlaw Road, Newton Mearns, G77 6SL

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Situation

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, Eastwood High School and St. Ninian's High School.

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.

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, Tesco Metro, Aldi and a range of bars and restaurants.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire 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 detached family home, located within the quiet residential pocket of Greenlaw Road, close to Mearns Cross, The Avenue Shopping Centre and popular East Renfrewshire Schooling.

This property extends to around 2,080 Sqft (193 Sqm) and has been upgraded and well maintained by the present owners and affords well appointed flexible split accommodation, arranged over two floors, well designed for family living and comprises:

Ground Floor: Entrance vestibule. Welcoming reception hall with storage, WC and staircase to upper level. Bright and spacious sitting room with feature fireplace, semi-open plan to the dining room. Family room/bedroom 5. Large conservatory which overlooks the rear garden. Stunning kitchen which has a range of floor and wall mounted units, integrated appliances and is open plan to a good sized dining area. There is a large cupboard, with in turn has access to the garage.

First Floor: The first floor accommodation comprises; an impressive principal bedroom with fitted wardrobe space and a beautifully refitted en-suite shower room. There are three further, well-proportioned bedrooms together with a refitted stylishly appointed four-piece family bathroom.

Externally, the property is set within well maintained garden grounds. The rear garden enjoys a desirable southerly aspect, offering excellent privacy and shelter thanks to mature trees and hedging, creating an ideal setting for outdoor entertaining and family enjoyment.

Further features include gas central heating, an alarm system and double glazing. A monobloc driveway provides off street parking and leads to the garage.

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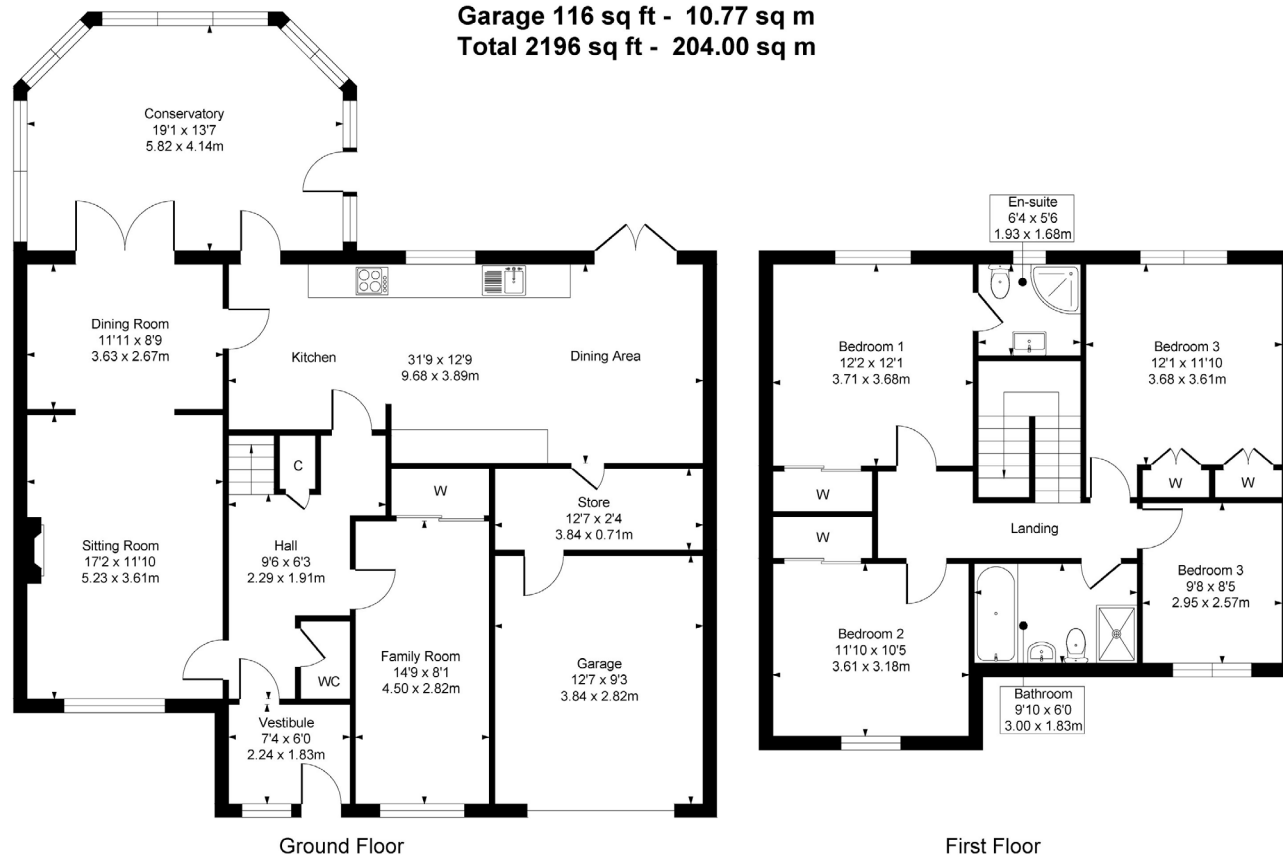






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Approximate Gross Internal Area
Main House 2080 sq ft - 193.23 sq m
Garage 116 sq ft - 10.77 sq m
Total 2196 sq ft - 204.00 sq m



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 tbc

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

3608

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