



11 Kirkview Crescent, Newton Mearns, G77 5DB

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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 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 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, 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.







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A beautifully presented and substantially upgraded three/four bedroom detached bungalow, enjoying a prime position within the highly sought-after Kirkview Crescent, in the heart of Newton Mearns. Ideally located close to Mearns Cross, The Avenue Shopping Centre and within the catchment for some of Scotland's highest attaining schools,

This fabulous home offers generous, flexible accommodation extending to approximately 2,076 Sqft (193 Sqm), thoughtfully designed for modern family living.

Occupying established landscaped gardens, this impressive home has been carefully upgraded by the present owners and provides bright, well-proportioned accommodation arranged over two levels, combining elegant reception space with a versatile layout to suit a variety of family requirements.

The complete accommodation comprises:

Ground Floor: Entrance vestibule. Immediately impressive reception hallway with attractive oak hardwood flooring, and staircase to the upper level. A beautifully proportioned bay-windowed sitting room enjoys pleasant aspects over the front gardens and provides an elegant principal reception room. A versatile family room also features a bay window and offers excellent flexibility for growing families. The heart of the home is the open plan dining kitchen, an expansive and light-filled space overlooking the landscaped rear gardens. The refitted kitchen is well appointed with a comprehensive range of contemporary wall and floor mounted cabinetry, integrated appliances, island unit, and complementary worktop surfaces, creating an ideal setting for both everyday living and entertaining. A separate utility room provides additional practicality and access to the garden. Bedroom three is a spacious double bedroom. Bedroom four has a corner bay window, fitted wardrobes, and enjoys views over the gardens. An attractively refitted shower room and a stylish family bathroom complete the ground floor accommodation.

First Floor: The upper landing leads to an impressive principal bedroom and a further generous double bedroom, both offering excellent proportions and useful storage. A beautifully appointed contemporary shower room completes the upper floor. Good eaves storage.

A particular feature of this fine home is the mature, landscaped garden grounds. The enclosed rear garden has been thoughtfully designed to provide a high degree of privacy and enjoys generous lawned areas, established planting and excellent space for outdoor dining and family life. The original garage has been converted into a well-equipped home gym, offering a highly adaptable space that could equally serve as a home office, studio, or games room.

The property is further complemented by gas central heating and replacement double glazing.

A rare opportunity to acquire a substantial detached bungalow of genuine quality, offering exceptional versatility and occupying one of Newton Mearns' most desirable residential addresses.



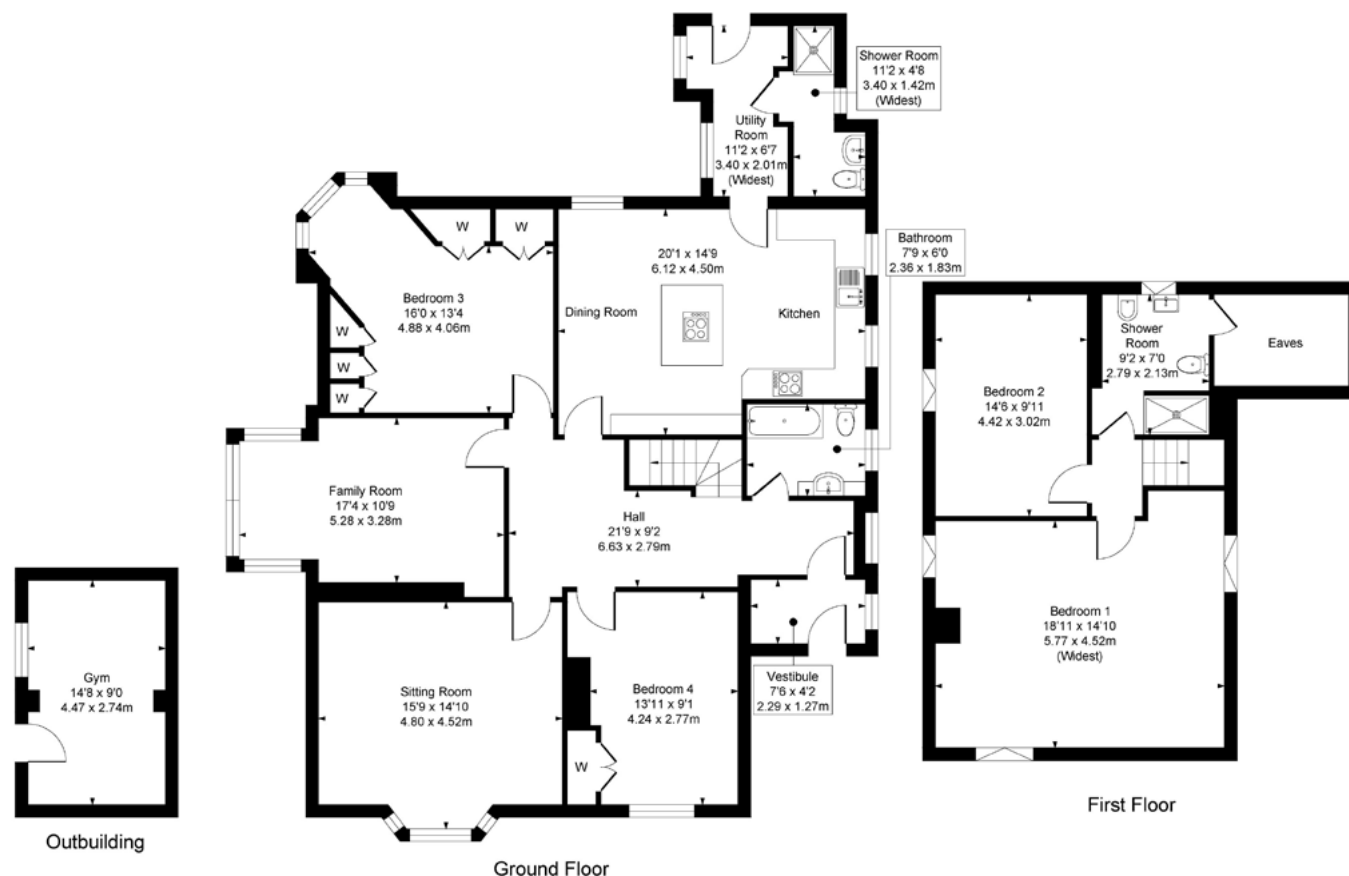






11 Kirkview Crescent, Newton Mearns

Approximate Gross Internal Area
Main House 2076 sq ft - 192.86 sq m
Outbuilding 132 sq ft - 12.26 sq m
Total 2208 sq ft - 205.12 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
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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

3638

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