



Shaw View Cottage, Newtonlea Avenue, Newton Mearns

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History

Welcome to Shaw View Cottage - A Home Through Time.

Some homes simply provide somewhere to live. Others become part of the history of the place around them.

Shaw View Cottage is one of those rare homes. Occupying the historic site of Shaw Farm, this distinctive detached cottage combines timeless character with a fascinating connection to Newton Mearns' rural past. Owned and cherished by the same family for almost forty years, it now offers a wonderful opportunity for a new owner to continue its story.

Before Newton Mearns became the thriving community today, this area was open farmland. The surviving title records show the site's association with dairy farming and document its gradual transition to residential use. The neighbouring Shaw Farm Apartments preserve the historic farm name, while Shaw View Cottage continues as a separate home with its own identity.

- Early 1800s – Shaw Farm appears on historic maps of the Parish of Mearns.
- Late Victorian period – The present cottage is believed to date from around the 1880s, consistent with the Home Report estimate of approximately 140 years.
- 1936 – Title records confirm the site formed part of a working dairy farm.
- 1960s–1970s – The surrounding farmland gradually became residential while Shaw View Cottage remained a separate dwelling.
- Today – Shaw View Cottage remains one of the last tangible links with historic Shaw Farm.





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Situation

A hugely popular suburb, 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 around 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Newtonlea Avenue is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining Primary and Secondary Schools, including Mearns Castle and St. Ninian's High Schools.













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Property Description

Seldom available, a charming and locally admired traditional detached cottage set within well kept gardens, located within this popular residential enclave, close to Shawwood Park, Mearns Cross, The Avenue, Parklands Country Club, transport links and sought after East Renfrewshire schools.

The cottage retains many features associated with traditional Scottish rural houses, including thick masonry walls, generous proportions and attractive fireplaces. Bright reception rooms, a welcoming entrance hall and mature gardens have created a much-loved family home.

This family home is set with mature gardens and offer a high degree of privacy and seclusion. The flexible accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hall with staircase to upper floor. Bright and generous sitting room centred around a feature fireplace. Family room, with access through to the conservatory, which in turn leads to the rear gardens. Well appointed kitchen with a range of wall mounted and floor standing units and integrated appliances. Bedroom three with fitted wardrobe and three piece shower-room.

First Floor: Upper landing affording access to two further double bedrooms. Bedroom one is particularly spacious and has an attractive refitted ensuite bathroom and fitted wardrobes. Bedroom two has fitted wardrobes.

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

Surrounded by established planting and mature trees, the gardens provide privacy and a peaceful setting throughout the seasons. The patio and lawns are ideal for family life and outdoor entertainment.

There is a driveway to the front providing parking for several cars and leads to a single garage with car port to the side.



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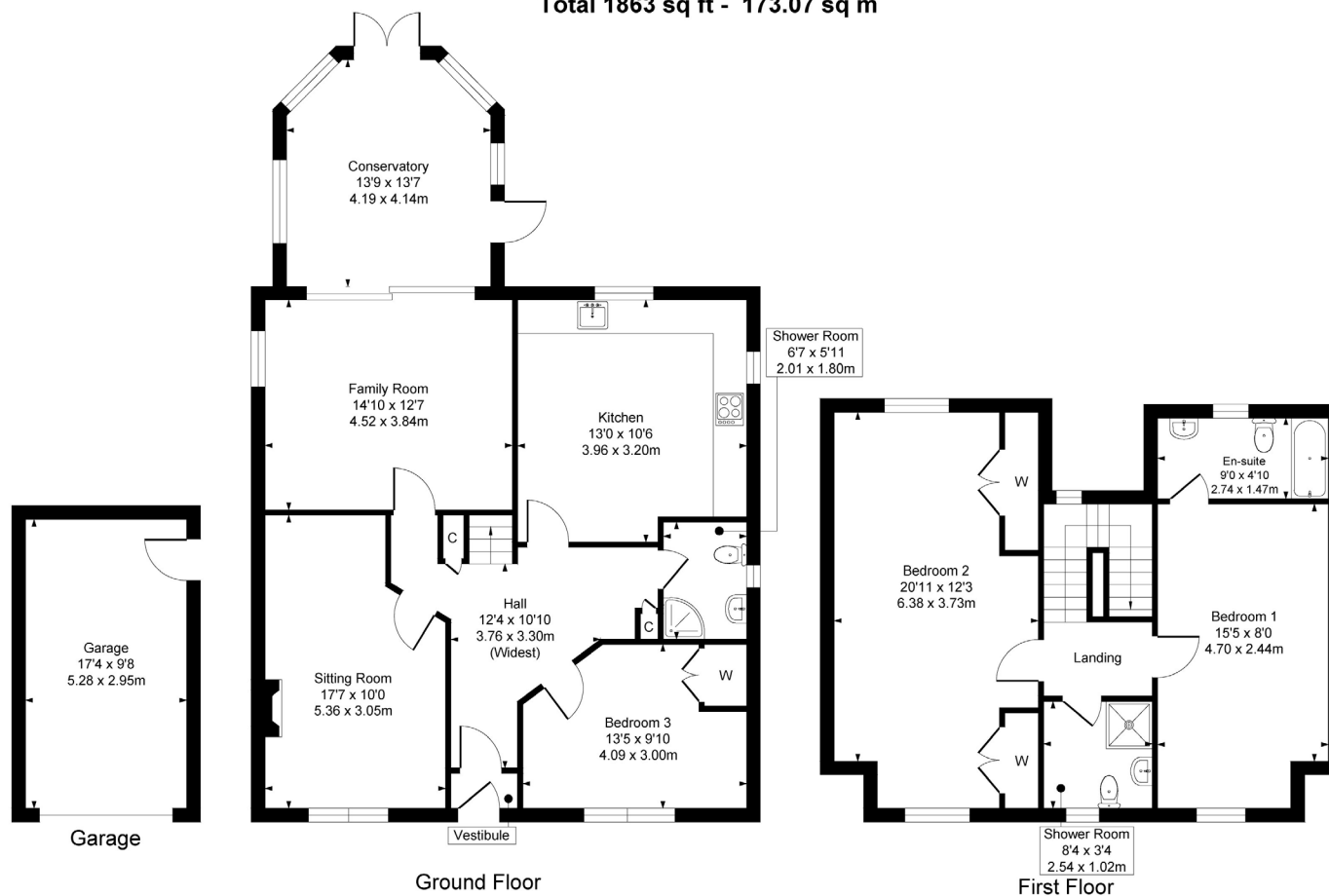






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Approximate Gross Internal Area
Main House 1695 sq ft - 157.47 sq m
Garage 168 sq ft - 15.60 sq m
Total 1863 sq ft - 173.07 sq m



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 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

3643