



45 Laigh Road, Newton Mearns

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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.

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 The Greenlaw Retail Park includes Waitrose and Tesco Metro, Broomburn Park and local shops at the Broom.

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 Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools. Newton Mearns is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling 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

An exceptional and locally admired family home, ideally positioned close to Mearns Castle High School, local shops at The Broom and excellent nearby transport links on Mearns Road.

Impressive in scale and exceptionally versatile in design, this substantial six bedroom residence extends to approximately 3101Sqft (288Sqm) and offers an outstanding combination of elegant family accommodation, generous entertaining spaces and flexible living areas. Thoughtfully arranged over two levels, the property provides a superb home that can adapt effortlessly to the changing needs of modern family life.

From the moment of arrival, the scale and quality of the accommodation are immediately apparent. A spacious and welcoming double height reception hallway provides an impressive introduction to the home and leads to a series of beautifully proportioned ground-floor living spaces.

At the heart of the property is a superb dining kitchen, complemented by a welcoming living room and formal dining room. These well-appointed spaces create an enviable environment for both everyday family life and entertaining, with ample flexibility for dining, relaxing and socialising.

A particular strength of the accommodation is the excellent separation between the principal family living areas and the highly versatile ground-floor guest suite. This private area comprises its own sitting room, bedroom and en-suite, providing a comfortable and self-contained retreat for visiting family and friends. Equally,

the arrangement offers excellent potential for multi-generational living, independent accommodation or a dedicated space for older children.

Upstairs, the impressive accommodation continues. The principal bedroom provides a private sanctuary, complete with dressing room and ensuite, while four further bedrooms (two of which benefit from ensuite shower rooms) provide generous space for children, guests and extended family. A further bathroom completes the upper-floor accommodation.

Outside, the property enjoys generous landscaped corner garden grounds, with areas of lawn and well-positioned terraces providing excellent opportunities for outdoor dining, entertaining and relaxation. The combination of the corner position and substantial garden grounds creates an unusually spacious and private outdoor setting for a home of this type.

To the front, a private driveway provides parking for several vehicles and leads to an integral garage, offering valuable additional storage and convenience.

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

Overall, this is a substantial and highly adaptable family home, offering an exceptional balance of space, versatility and location, with generous accommodation designed to meet the demands of contemporary family living.

























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45 Laigh Road, Newton Mearns, G77 5SH

Approx Gross Internal Area: 260.87 sqm / 2808.20 sqft

Garage: 15.12 sqm / 162.75 sqft

Store Room: 12.15 sqm / 130.78 sqft

Total Approx Gross Internal Area: 288.14 sqft / 3101.73 sqft



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

3308