

5 Crofthead Place, Newton Mearns, G77 5QQ

www.nicolestateagents.co.uk

Nicol Estate Agents

Nicol Estate Agents

Situation

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.

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 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 Ayrshire coast.

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. Crofthead Place is conveniently located for access to the new Mearnskirk Coop, 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.

















Seldom available, a beautifully presented and extensively upgraded three-bedroom detached bungalow, enjoying a desirable position within this popular and established residential pocket, conveniently located for local amenities and highly regarded East Renfrewshire schooling.

Offering spacious and versatile all-on-the-level accommodation, this impressive home has been thoughtfully upgraded and modernised by the present owners, combining contemporary finishes with comfortable, practical living. A particular feature is the generous, corner landscaped garden grounds, with a private, enclosed south-westerly facing rear garden, providing an attractive setting for outdoor relaxation and entertaining.

The accommodation comprises:

Ground Floor: An entrance vestibule leads into an impressive and generously proportioned open-plan sitting and dining room, creating a wonderful space for both everyday living and entertaining. This bright and inviting room is enhanced by a contemporary feature media wall with integrated fire, providing an attractive focal point.

The sitting and dining area flows seamlessly into the stylish, refitted kitchen, which is fitted with a comprehensive range of wall-mounted and floor-standing units, complemented by attractive worktop surfaces, creating a sociable and practical space ideally suited to modern living.

An inner hallway, provides access to three well-proportioned double bedrooms. The principal bedroom enjoys pleasant aspects over the rear garden and benefits from a contemporary ensuite shower room. Bedroom two, while the third double bedroom offers excellent flexibility and could alternatively be utilised as a home office or additional family room.

An attractive refitted house bathroom, incorporating a contemporary three-piece suite, completes the accommodation.

The property is further complemented by gas central heating, incorporating a replacement boiler, together with replacement double glazing.

Externally, the bungalow is set within well-maintained and attractively landscaped private garden grounds. The enclosed south-westerly facing rear garden is a particular highlight, enjoying a favourable orientation for afternoon and evening sunshine and providing an ideal setting for outdoor dining, entertaining and family enjoyment.

A private driveway provides off-street parking and leads to a garage with a remote-controlled door, while the addition of an electric vehicle charging point offers further convenience.

The generous garden grounds also offer potential for further extension or development, subject to obtaining the necessary planning permissions and consents, providing an exciting opportunity for purchasers wishing to adapt or enhance the property to suit their individual requirements.

A particularly appealing and rarely available bungalow, combining stylish, upgraded accommodation, generous private gardens and the convenience of single-level living in a highly sought-after residential setting.







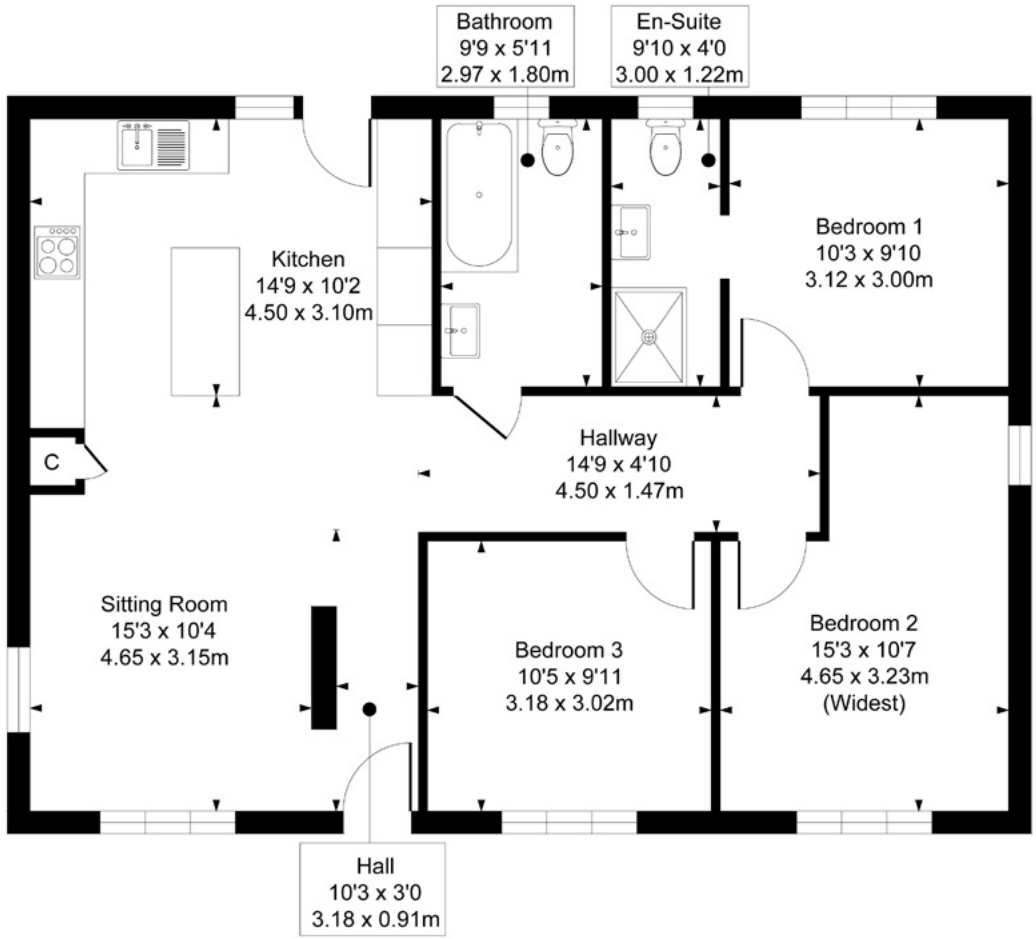






5 Crofthead Place, Newton Mearns

Approximate Gross Internal Area
913 sq ft - 84.82 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.

Nicol Estate Agents

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, electricity, gas and drainage. Gas central heating.

Local Authority
East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference
3695

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk
1 Helena Place, Busby Road, Clarkston, G76 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk
www.nicolestateagents.co.uk