

2 Abercorn Road, Newton Mearns G77 6NA

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Situation

Newton Mearns is one of East Renfrewshire's most sought-after residential suburbs, located approx-imately eight miles south of Glasgow City Centre and particularly popular with families due to its ex-cellent local amenities, highly regarded schooling and convenient transport links.

The area is ideally placed for commuting, with easy access to the M77, M8 and Glasgow Southern Orbital motorway network, providing connections throughout the Central Belt and towards the Ayr-shire coast. Regular bus and rail services connect Newton Mearns with Glasgow and surrounding areas, while Patterton Train Station is just a short stroll away.

Newton Mearns offers an excellent selection of everyday amenities, with a wide range of supermar-kets, independent shops, cafés, restaurants and leisure facilities. Local shops on Harvie Avenue are just a short stroll away.

The Avenue Shopping Centre provides a variety of shops and places to eat, while nearby Greenlaw Village Retail Park is home to Waitrose, Tesco, Aldi and a selection of restaurants and other ameni-ties. Silverburn Shopping Centre is also a short drive away.

A welcoming and well-established community, Newton Mearns is particularly renowned for its excel-lent educational provision, with access to a number of highly regarded primary and secondary schools, including Eastwood High School and St Ninian's High School.

For leisure and recreation, the surrounding area provides an impressive choice of facilities, including David Lloyd Rouken Glen, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, to-gether with Whitecraigs Tennis & Sports Club and a range of sports and leisure facilities at East-wood Park.

For those who enjoy the outdoors, nearby Rouken Glen Park provides an outstanding green space with woodland walks, open parkland, children's play areas, a boating pond and recreational facili-ties, offering an ideal escape for walking, cycling and family days out.

Combining excellent schooling, extensive amenities, convenient transport connections and an abundance of green space, Newton Mearns continues to be a popular choice for family living.















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Property Description

A spacious, beautifully presented and extended three bedroom detached villa, set within generous corner garden grounds with a desirable southerly facing rear garden, enjoying a pleasant position within this popular residential pocket of Newton Mearns, conveniently located for local amenities, shops at Harvie Avenue, transport links and highly regarded East Renfrewshire schooling.

This attractive family home offers well proportioned and versatile accommodation arranged over two levels, ideally suited to modern family living, with the added appeal of generous private gardens and further development potential.

The accommodation comprises:

Ground Floor: A welcoming reception hallway with excellent storage and staircase to the upper floor. An impressive and generously proportioned sitting room, enjoying attractive aspects over the surrounding gardens and providing a comfortable setting for both everyday living and entertaining. A separate family room, which could alternatively be utilised as a third bedroom, offers excellent flexibility to suit individual requirements.

The well appointed dining kitchen has been refitted with a comprehensive range of wall mounted and floor standing cabinets, complemented by attractive worktop surfaces, with ample space for dining. An attractive house bathroom and separate shower room complete the ground floor accommodation.

First Floor: Upper landing with useful storage. The principal bedroom is a generous double room, benefiting from fitted wardrobes and a pleasant outlook to the front. A second well proportioned double bedroom, also with fitted wardrobes, completes the upper floor.

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

Externally, a particular feature of this appealing home is the generous and well maintained corner garden grounds, providing a wonderful sense of space and privacy. The enclosed rear garden enjoys a desirable southerly orientation, creating an inviting setting for outdoor dining, entertaining and family enjoyment.

The extensive garden grounds also offer excellent scope for further extension or development, subject to obtaining the necessary planning permissions and consents.

A detached garage provides additional storage and off street parking, completing the appeal of this attractive family home.





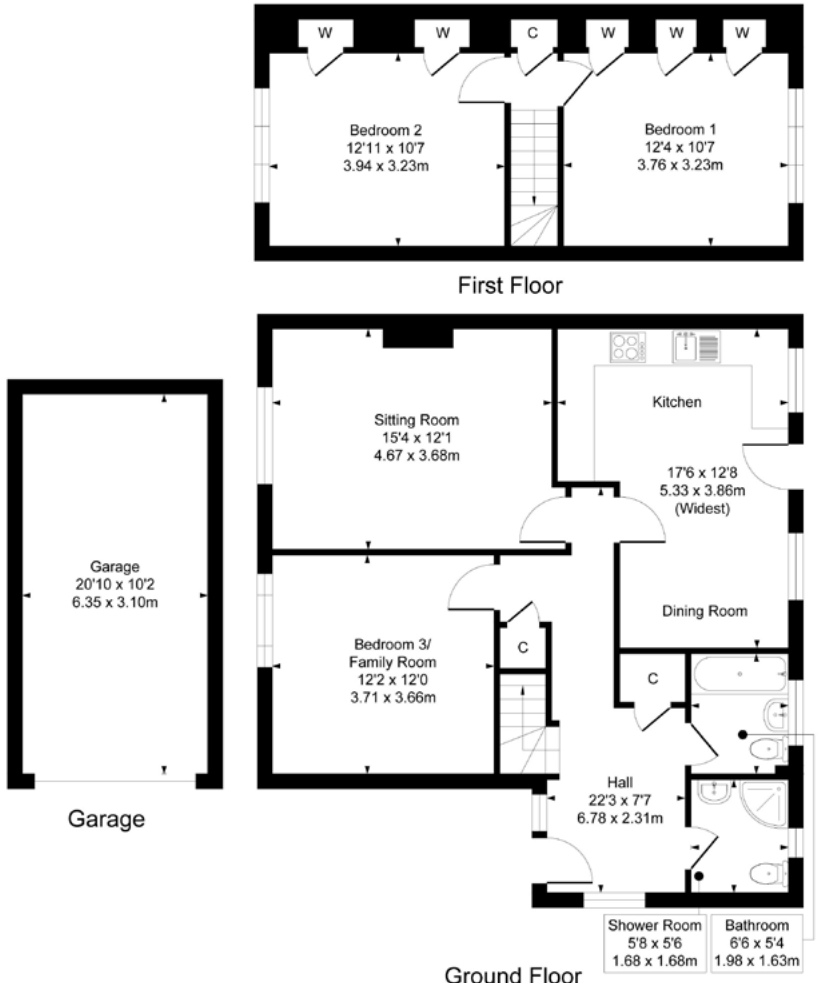






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Approximate Gross Internal Area
Main House 1133 sq ft - 105.25 sq m
Garage 211 sq ft - 19.67 sq m
Total 1344 sq ft - 124.92 sq m



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 E

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
3308

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