



2 Rysland Crescent, Newton Mearns

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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 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.

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 Marks & Spencer's on the Ayr Road, The Avenue Shopping Centre and The Greenlaw Retail Park with Waitrose, Aldi and Tesco Metro.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Bonnyton and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining Primary and Secondary schools.









Description

Seldom available, a secluded two bedroom/two public room detached bungalow, set within private corner garden grounds, located close to local amenities, schools and services.

Offering all on the level accommodation, with great development opportunities and a tree lined outlook towards Whitecraigs Golf Course.

The accommodation, which requires modernisation and upgrading, currently extends to:

Ground Floor: Entrance vestibule. Reception hall. Well presented bay window sitting room enjoying a tree lined outlook to the front. Dining room. Kitchen is fitted with a range of floor and wall mounted cabinets and complementary worktops. Rear utility porch. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. The house bathroom completes the accommodation.

Attic: Attic providing storage.

The property benefits from double glazing and gas central heating. Well kept private and garden grounds, enjoying a southerly orientation, to the rear. Cellar providing storage. Single garage.

The grounds and attic would allow further development subject to the relevant consents.



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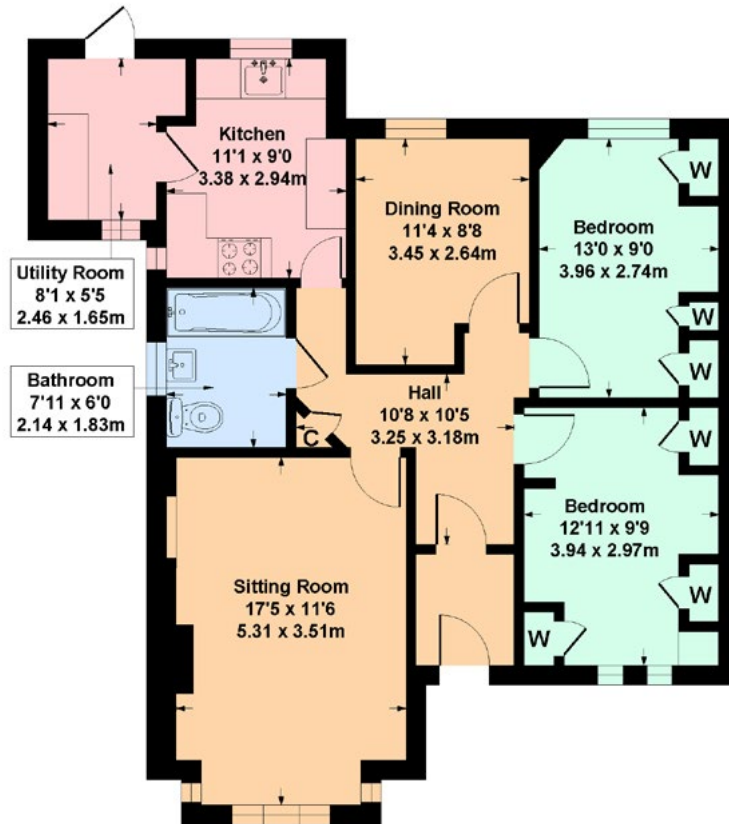


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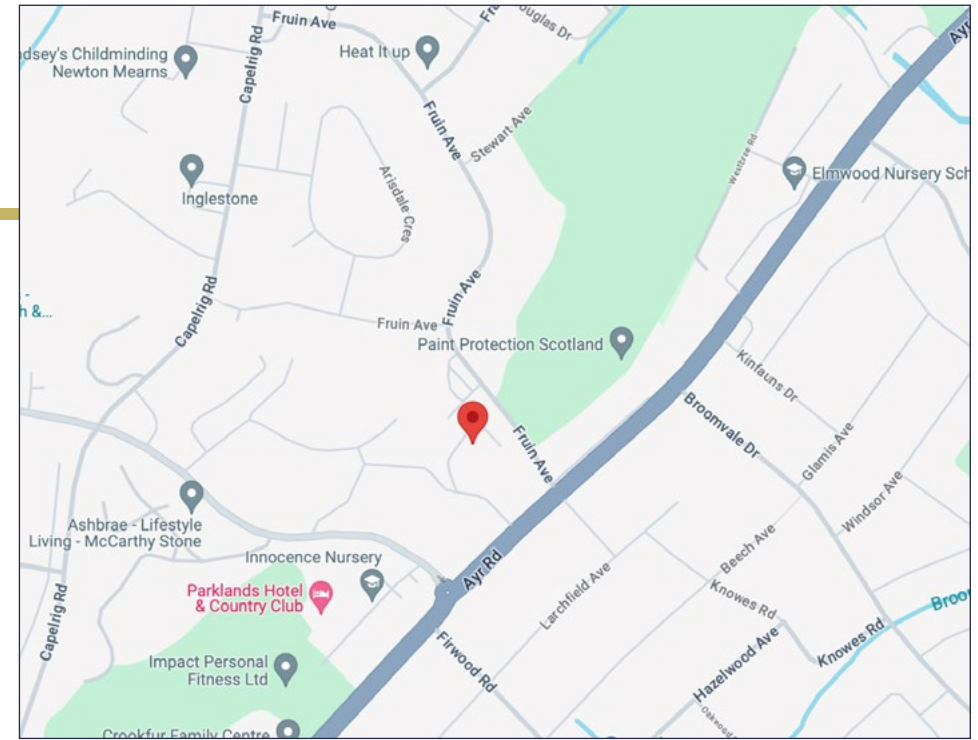
Approximate gross internal area 886 sq ft - 82 sq m



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, produced by Potterplans Ltd. 2024

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Band F

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band ?

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

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

Property Reference 3106

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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