



45 Primrose Avenue, Newton Mearns

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Nicol Estate Agents





## Nicol Estate Agents

### 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. Patterton Train Station is a short distance away.

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. Also, close by, is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

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 Eastwood High and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and Whitecraigs tennis and rugby 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.















## Description

A well presented four bedroom detached villa, built by Charles Church, conveniently located for local schooling, transport links and amenities within the surrounding area.

This family home affords flexible accommodation, arranged over two floors, well designed for family living

The accommodation comprises:

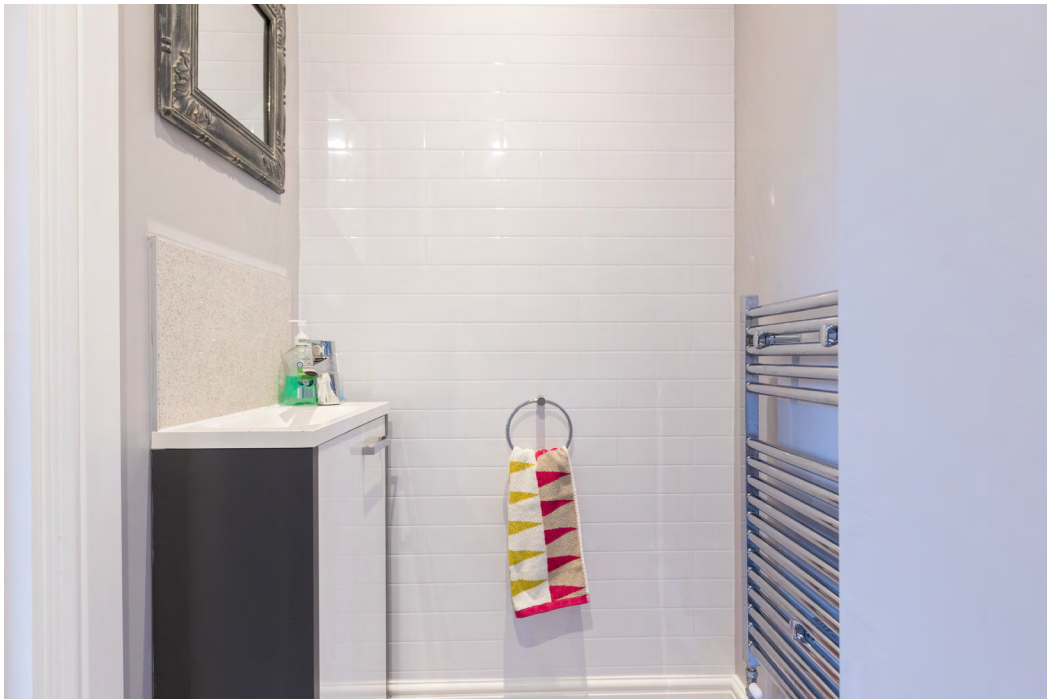
Ground Floor: Entrance vestibule. Welcoming reception hallway with store cupboard and staircase to upper accommodation. Well presented sitting room with feature fireplace. Spacious combined open plan family, dining and kitchen. Well-appointed breakfasting kitchen, fitted with a full complement of wall mounted and floor standing units, complementary worktops and breakfasting bar. The kitchen is on an open plan arrangement to the dining area and family room. French doors opening to the terrace and rear garden. Separate utility room. A guest WC completes the lower accommodation.

First Floor: Galleried upper landing. Bedroom one with fitted wardrobes and attractive ensuite shower room. Bedroom two with fitted wardrobes and an ensuite shower. Bedroom three with fitted wardrobes. Bedroom four. House family bathroom.

The property is further complemented gas central heating and double glazing. Driveway to the front, provides off street parking, leading to an integral double garage. Well kept garden grounds, enclosed rear garden with terrace, ideal for entertaining.





















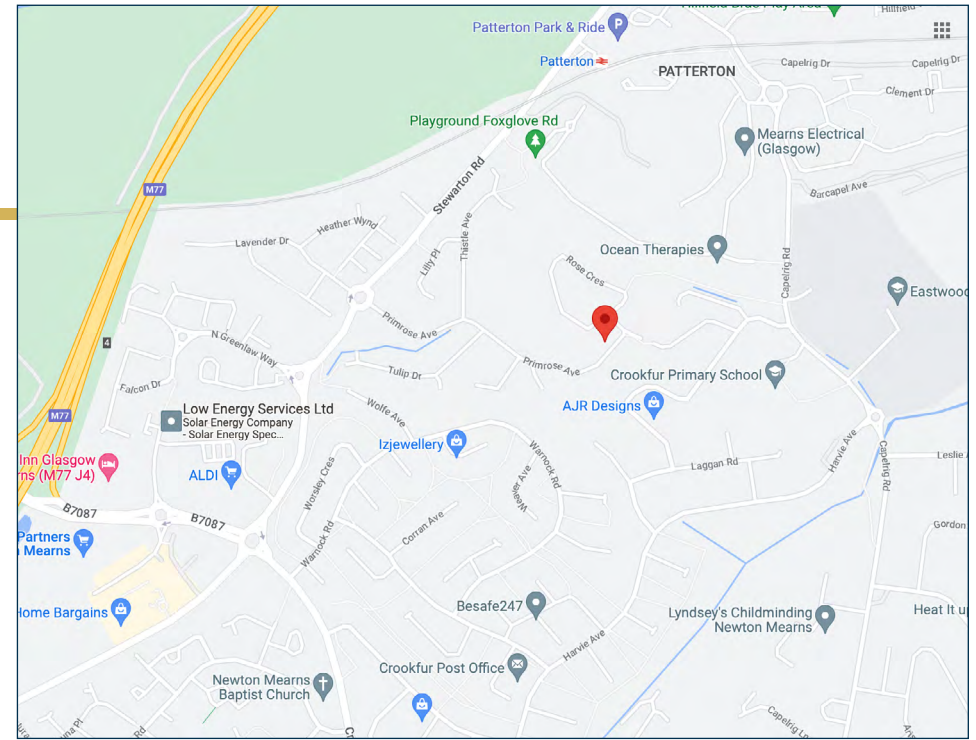
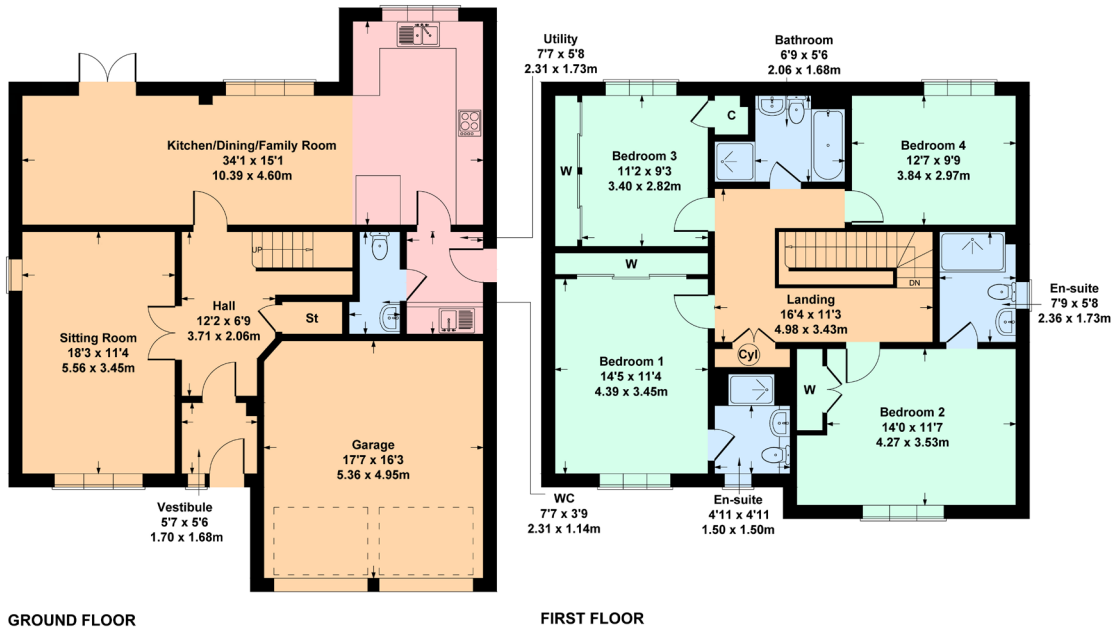


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### 45 Primrose Avenue, Newton Mearns, G77 6FS

Approximate gross internal area  
Main House = 1833 sq ft - 170 sq m  
Garage = 285 sq ft - 26 sq m  
Total = 2118 sq ft - 195 sq m



#### 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 G

#### Fixtures and 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 2840

#### 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. 2023

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.

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