



62 Larchfield Avenue, 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.

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.

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. Larchfield Avenue is conveniently located for access to The Avenue Shopping Centre and Greenlaw Retail Park with Waitrose, Tesco and Aldi.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Mearns Castle and St. Ninian's High Schools









Description

Seldom available, a spacious detached bungalow, set within this popular residential pocket of Newton Mearns, close to Mearns Cross and The Avenue.

Internally, the property affords a flexible layout, comprising:

Ground Floor: Entrance vestibule. Welcoming reception hall with ample storage. Generous sitting room with a fireplace and French doors leading to the conservatory. Conservatory, overlooking the private rear garden. Dining room/bedroom three. Kitchen, fitted with a range of wall mounted and floor standing units, complementary worktop surfaces and breakfasting bar. Separate utility porch. Bedroom one with a bay window and fitted wardrobes. Bay window bedroom two with fitted wardrobes. House shower room.

First Floor: Further bedroom with eaves storage.

The property is further complemented by gas central heating and double glazing. Well kept and private garden grounds. There is a driveway offering ample parking and leads to a detached garage.







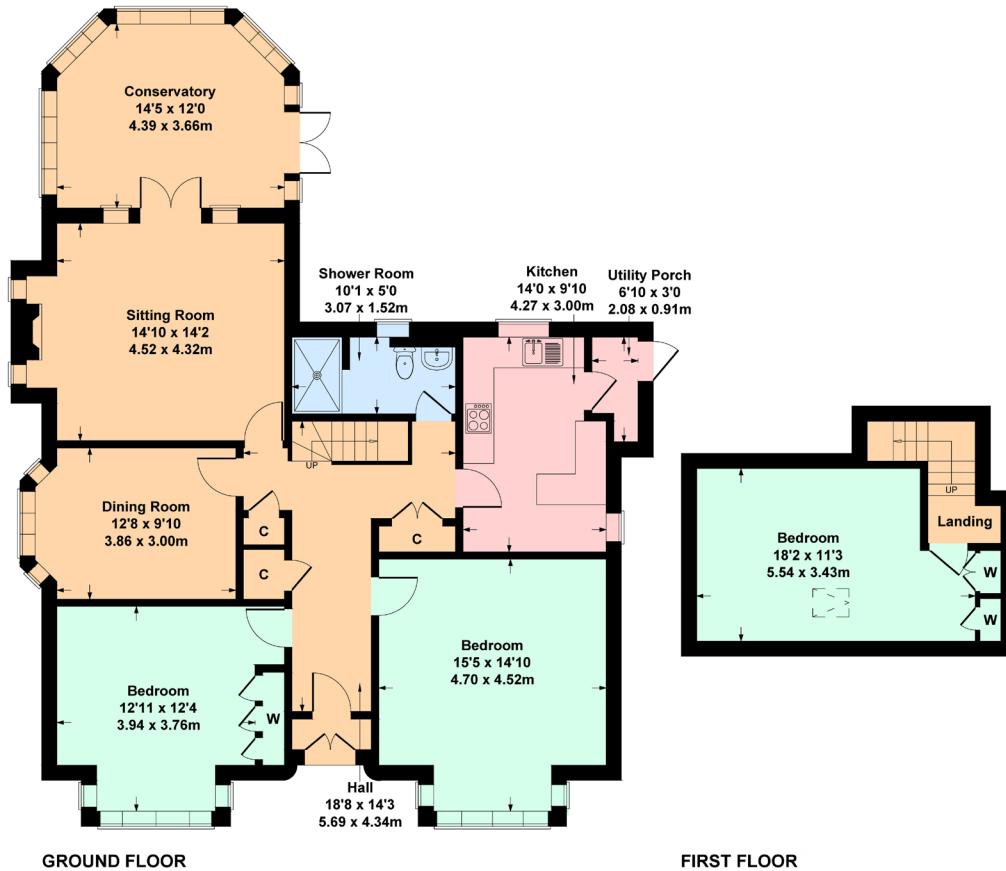


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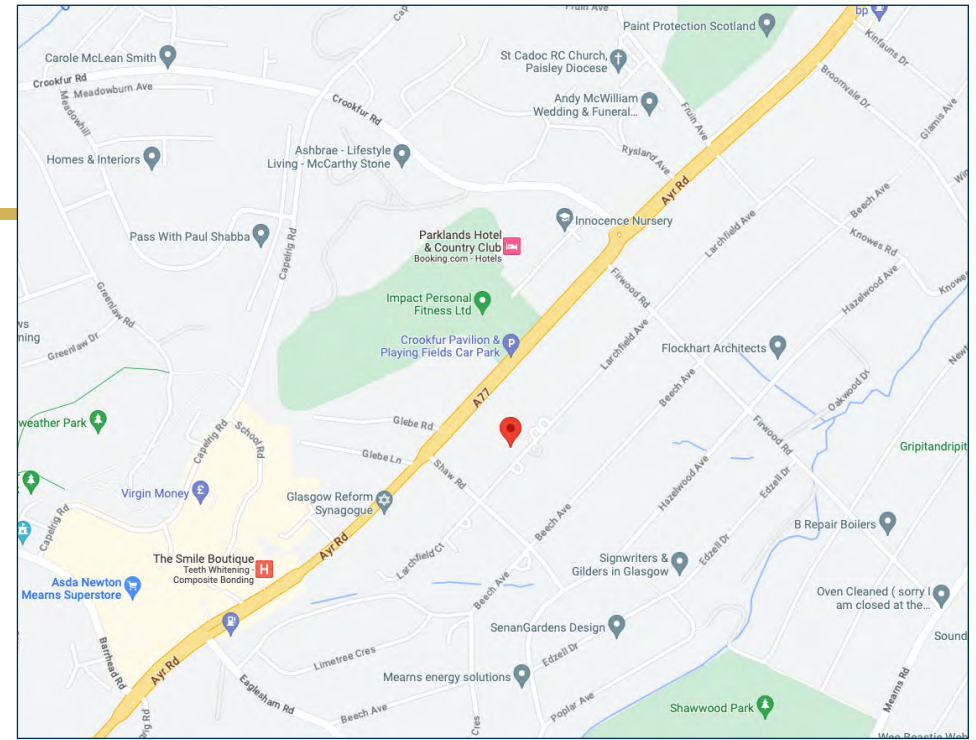
Approximate gross internal area 1609 sq ft - 149 sq m



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. 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.



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 D

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 2941

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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