



Nicol Estate Agents

www.nicolestateagents.co.uk



Brentwood, 44 Stewarton Road, Newton Mearns, Glasgow G77 6NP

Brentwood, 44 Stewarton Road, Newton Mearns, Glasgow G77 6NP



Situation

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Newton Mearns is acknowledged for the high standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. The property is conveniently located for access to The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. Patterton Train Station is within a short walk.

Sports and recreational facilities can be found locally to include Parklands Country Club, Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park.

In addition this property sits within the catchments area for the highly reputable Primary and Secondary schools, including the new state of the art Eastwood and St Ninians High Schools. The property is located approximately 0.5 miles from the private Belmont House School and within easy reach of various pick up points for Glasgow's other private schools.

Description

An impressive new build five bedroom home that is currently nearing completion, finished to a high standard and specification, set back from Stewarton Road.

A contemporary detached villa principally built of white rendered brick walls under a pitched tiled roof, carefully and thoughtfully planned internally with generous living spaces, enhancing the feeling of space and natural light, set within generous garden grounds.

The property extends to over 3000 SqFt and offers a scale and proportion of accommodation over three levels that is seldom found today.

The proposed accommodation will comprise:

Ground Floor: Large welcoming reception hall. Guest WC and cloakroom. Formal sitting room. Spacious and bright combined family room and dining room with bi-fold doors open to enclosed rear gardens. Breakfasting kitchen with central island unit. A separate utility room completes the ground floor accommodation.

First Floor: Bright upper landing gives access to five double bedrooms. Generous master suite with walk in dressing room and ensuite bathroom with separate shower enclosure. Bedroom two with ensuite shower room. Bedroom three with ensuite shower room. Bedroom four also has access to the ensuite to bedroom three. Bedroom five with ensuite shower room.

Second Floor: Useful attic storage space with 'Velux' style windows.

Specification

External: The property will be finished in an attractive white render under a pitched clay tiled roof. Tilt and turn designed windows finished in grey. External aluminium doors with painted grey finish. Brentwood is set back from Stewarton Road and behind automatic security gates leading to a driveway and turning area with ample space for a number of cars.

Internal: Internal walls will be finished in emulsion paint and ceilings finished in white. Painted skirting boards and door facings with a feature staircase. Oak veneer internal pass doors with contemporary chrome lever style handles.

Kitchen: Bespoke designed designer kitchen with granite worktops, centre island and integrated appliances. Stainless steel oven, five ring gas hob and extractor hood. Separate utility room.

Sanitary Ware: Luxurious bathroom, shower rooms and co-ordinated full height tiling. Chrome towel rails and chrome down lights.

Heating: Gas central heating with thermostatically controlled radiators and high efficiency boiler. Under floor heating in master bathroom.

Flooring: Harwood flooring finished in oak to main public rooms, tiled floors within kitchen, utility room, bathroom and shower rooms. Self-coloured quality carpeting in bedrooms.

Landscaping: No 44 Stewarton Road is set back from the Stewarton Road with a long driveway leading to the front and side of the house, with ample space for a number of cars. Extensive lawn with deck terrace to rear, all enclosed with timber fencing.

General: Comprehensive security system with external lighting with soffit down lights. Mains smoke detectors throughout. Brushed chrome switches.

Architects Certificate: The property will be covered by a 10 year architects certificate.

Agents Note: Please note that items specified in the literature may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Measurements provided have not been surveyed on site. The measurements have been taken from plans, and as such may be subject to variation during the course of construction. Changes to current specification may be requested and subject to time of construction and installation.

44 Stewarton Road, Newton Mearns

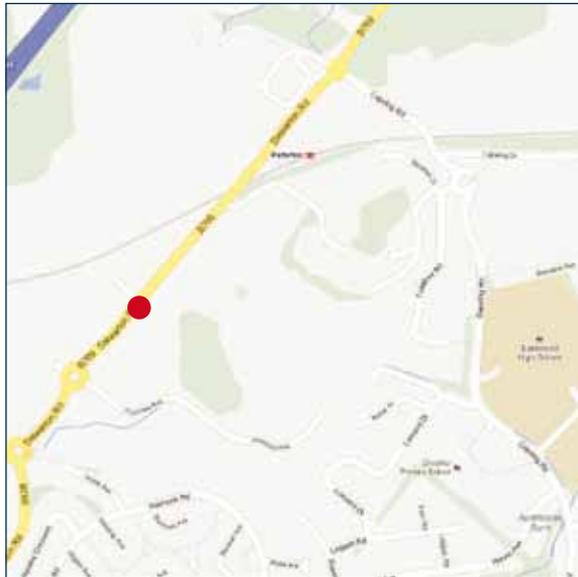
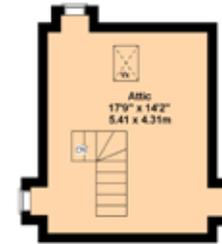
Approximate gross internal area 3224 sq ft - 299 sq m



GROUND FLOOR



FIRST FLOOR



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
Tax Band: To Be Assessed

Fixtures and Fittings

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

Services

The property will be supplied by mains
water, electricity, gas and drainage.

Local Authority

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

Property Reference

524

46 Ayr Road, Newton Mearns, Glasgow G46 6SA T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

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.



Nicol Estate Agents