

27 Thistle Avenue, Newton Mearns, G77 6FY

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Newton Mearns is one of East Renfrewshire's most sought-after residential suburbs, located approximately eight miles south of Glasgow City Centre and particularly popular with families due to its excellent 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 Ayrshire 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 supermarkets, independent shops, cafés, restaurants and leisure facilities. 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 amenities. Silverburn Shopping Centre is also within easy reach.

A welcoming and well-established community, Newton Mearns is particularly renowned for its excellent 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, together with Whitecraigs Tennis & Sports Club and a range of sports and leisure facilities at Eastwood 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 facilities, 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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An impressive four-bedroom detached villa, enjoying an attractive open outlook to the front and a private south-westerly facing rear garden, ideally positioned within this popular residential development, close to highly regarded East Renfrewshire schooling, Patterton Train Station and Greenlaw Retail Park.

Thoughtfully designed for modern family living, this appealing detached home offers a versatile layout across two levels, with bright, well-proportioned apartments, an en-suite shower rooms and an excellent balance of formal and informal living space.

The accommodation comprises:

Ground Floor: A welcoming reception hallway with useful storage and staircase leading to the upper floor. The spacious sitting room is filled with natural light and enjoys pleasant open aspects to the front of the property. A separate family room, equally suited as an additional bedroom, home office or playroom, provides valuable flexibility to accommodate changing family requirements. To the rear of the property, an impressive open-plan dining kitchen forms the heart of the home, offering an inviting space for both everyday family living and entertaining. The dining area enjoys direct access to the rear terrace and garden through two sets of patio doors, creating a seamless connection between the indoor and outdoor spaces. The kitchen is well appointed with an extensive range of wall-mounted and floor-standing units, together with complementary worktop surfaces and ample space for informal dining. A separate utility room and guest WC provide further practicality and convenience.

First Floor: A broad upper landing, incorporating a useful storage cupboard, provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom is a particularly spacious retreat, enjoying attractive open views to the front, fitted wardrobes and the convenience of a private en-suite shower room. Three further bedrooms, all benefit fitted wardrobes. The family bathroom completes the accommodation.

The property is further complemented by gas central heating, double glazing and a double-width driveway providing off-street parking.

The property is set within attractive, well-maintained garden grounds, with the enclosed south-westerly facing rear garden being a particular highlight. Enjoying a favourable orientation for afternoon and evening sunshine, the garden incorporates a terrace, providing an ideal setting for alfresco dining, summer entertaining or simply relaxing outdoors.











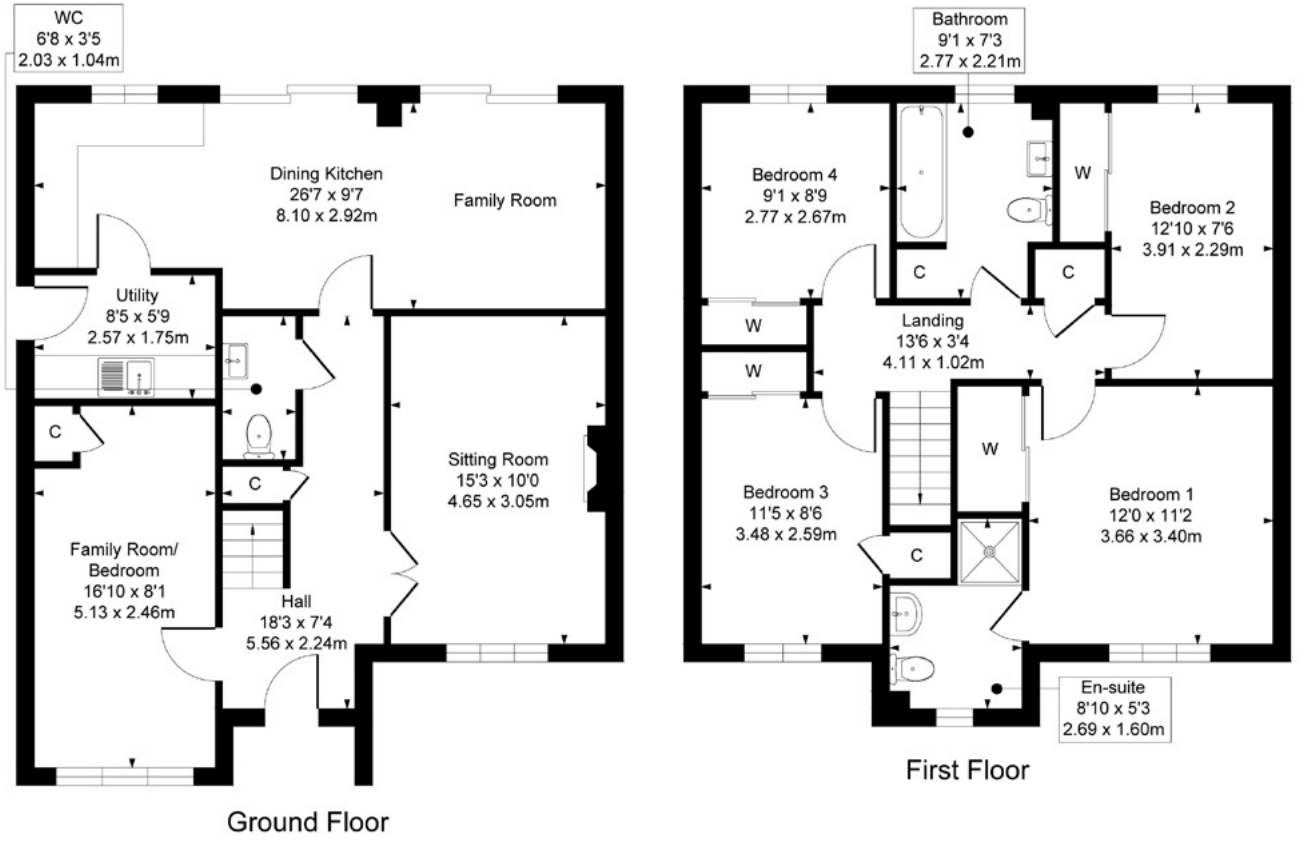






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Approximate Gross Internal Area
1424 sq ft - 132.29 sq m



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 F

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
3683

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