



Attractive family home in highly sought after locale.

24 Sunningdale Avenue, Newton Mearns, Glasgow, G77 5PD





Drawing room • Dining room • Kitchen with dining area • Study
• Four bedrooms, principal with en suite • Family bathroom •
Cloakroom • Laundry room • Garage • Garden

Local Information

24 Sunningdale Avenue occupies a superb position within one of the most desirable residential streets in Newton Mearns. The affluent suburb of Newton Mearns is characterised by a wide range of individually designed detached family homes and lies approximately 10 miles to the south of the city centre and less than 2 miles from the M77 which provides commuter links to the central belt of Scotland and to Ayrshire.

Newton Mearns has a wide range of local golf, tennis and bowling clubs and is within the catchment area for well regarded primary and secondary schools. The property is less than half a mile from the private Belmont House School and within easy reach of various pick-up points for Glasgow's other private schools which include Hutchesons' Grammar School and Glasgow and Kelvinside Academies.

The neighbouring suburbs of Giffnock, Whitecraigs and Clarkston offer a wide selection of shops, fine restaurants, healthcare facilities, Eastwood Theatre, swimming pool, Parklands Country Club and several challenging golf courses including Whitecraigs Golf Course, East Renfrewshire and Eastwood Golf Courses.

Glasgow offers numerous cultural centres including Kelvingrove Art Gallery and Museum, the Transport Museum, the Science Centre and the Burrell Collection within Pollok Park. It is widely regarded as one of the leading UK cities for retail space, boasting many shopping complexes including Braehead, Buchanan Galleries, Silverburn and the St Enoch Centre.

About this property

24 Sunningdale Avenue is a fantastic home that stands within a good-sized and well positioned plot surrounded by mature trees, shrubs and lawns and which benefits from a private driveway and separate garage. This property offers the perfect opportunity for a new owner to add their own touch.

The brick-built house is over two levels and has white rendered walls with a red tiled roof. It has double glazing and high levels of insulation throughout and is generously equipped with electrical points for power and lighting, TV and phones, as well as broadband. The main accommodation extends to approximately 2019 sq ft excluding the separate garage.

Entering the property and stepping into the main hallway with a staircase leading upstairs, all the ground floor reception



rooms are found off here and include a drawing room with bay window, fireplace and French doors leading through to the dining room. The spacious kitchen with dining area benefits from a range of fitted storage options and has plenty of space for informal family dining. A handy laundry room is located off the kitchen and provides access to the garden. The extended portion to the rear of the home offers a study and spacious principal bedroom with garden views and an en suite shower room. This can be utilised as separate self contained accommodation if required.

The main staircase leads to a landing off which are three further well-proportioned bedrooms, together with the family bathroom. Two bedrooms benefit from plenty of storage and views over the front and rear gardens.

Externally Sunningdale Avenue has a front garden with lawn and a beautiful rear garden with deep borders and mature trees providing excellent privacy and shelter. Parking for multiple vehicles is available on the driveway, while the brick-built separate garage offers secure storage.

AGENT NOTE: We wish to inform prospective purchasers of this property that the seller is related to an employee of Savills.

Tenure

Freehold

Energy Performance

EPC Rating = band D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Glasgow Office.

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Gross Internal Area : 2019 sq ft,

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GROSS INTERNAL AREA
FLOOR 1: 1359 sq. ft, FLOOR 2: 660 sq. ft
TOTAL: 2019 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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