



97 Ayr Road, Newton Mearns

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Nicol Estate Agents



LapsleyMcManus  
Property Consultants



## Nicol Estate Agents

### 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 around 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.

The property is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom. Silverburn shopping Centre is a short drive away.

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.



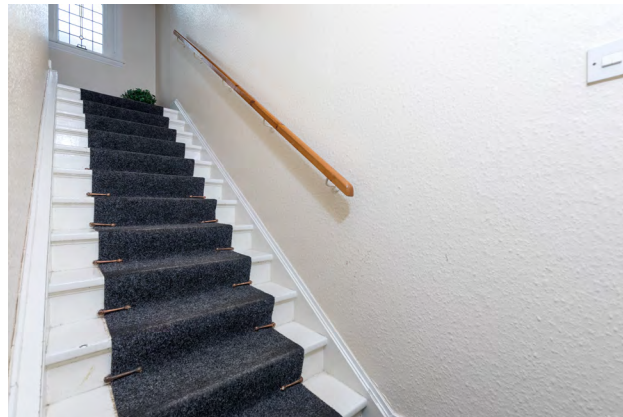






glasgow  
chiropractic  
Pain Relief & Rehabilitation





## Description

An excellent opportunity to acquire this locally admired period detached villa, occupying a generous corner plot, close to The Avenue Shopping Centre, highly reputable primary and secondary schooling and nearby transport links and local shops on the Ayr Road.

The property was latterly used as a Chiropractors practice on the ground floor with a self contained flat on the first floor. The property would now benefit from some modernisation and upgrading and offers a great opportunity to return to a residential dwelling, development or offices, subject to ant relevant consents.

A floorplan is included and provides an indication of the current layout. In total, the property extends to around 2,372 Sqft (220 Sqm) and at present the accommodation comprises:

Ground Floor: Vestibule. Entrance hall. Reception hall with Staircase to upper floor. Reception area on an open plan layout to the consultation room and treatment room. Guest WC. Office one with walk in store off. Inner hall leading to office two and in turn the utility room and shower room.

First Floor: Upper landing. Sitting/dining room. Kitchen. Bedroom one with walk in wardrobe. Bedroom two. Shower room and WC.

In addition, there is a large basement area, providing extensive storage.

The property sits in generous corner garden grounds and extensive driveway provides ample off street parking.

## Planning Consent:

Planning consent 2012/0757/TP granted Change of Use from offices to form a residential flat. Any queries should be directed to the Director of Planning at East Renfrewshire Council [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk) / 0141 577 3001

## Business Rates:

The ground floor has a rateable value of £6,800 as an office. At this level the premises qualify for 100% Rates Relief under the Small Business Bonus Scheme.





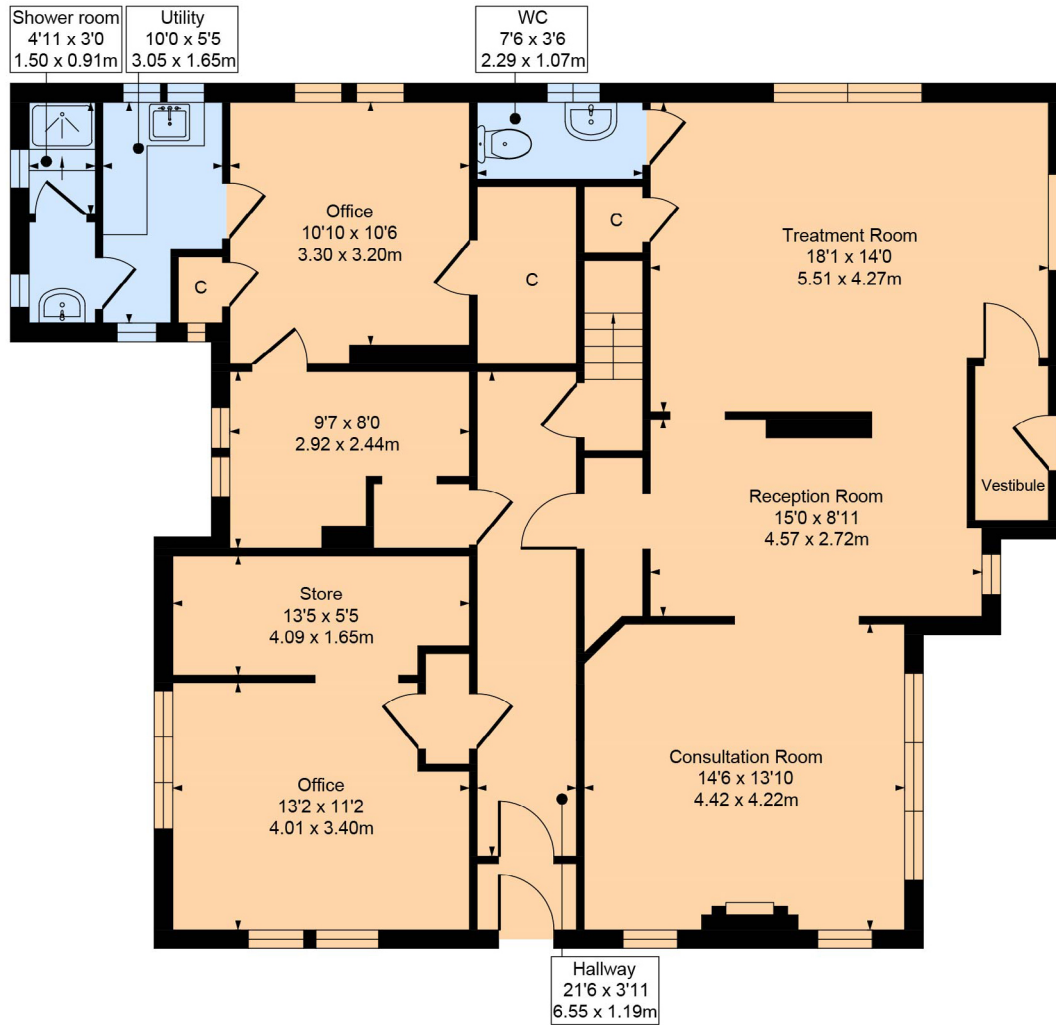




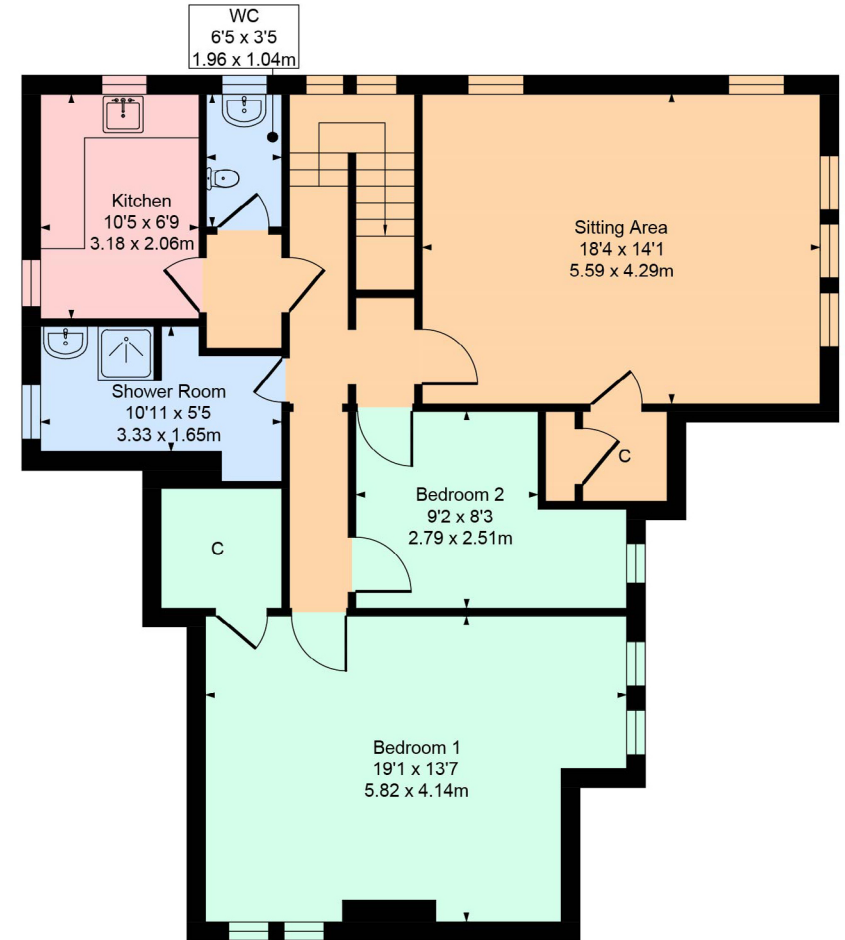


97 Ayr Road, Newton Mearns G77 6RA

Approximate gross internal area 2,372 sq ft - 220.36 sq m



**Ground Floor**  
**97 Ayr Road**



**First Floor**  
**97A Ayr Road**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

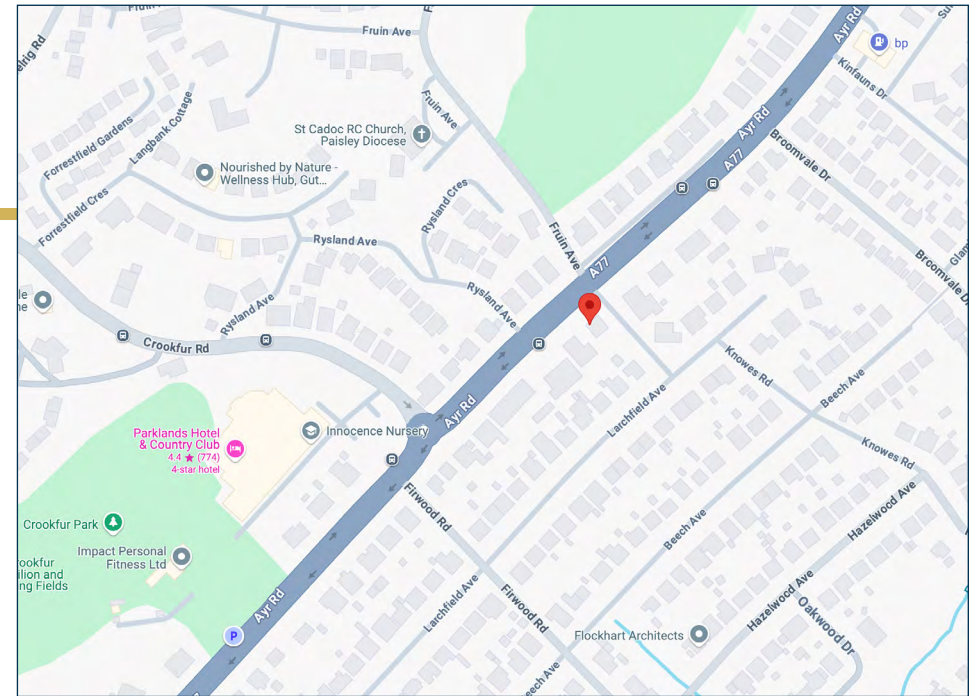
All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Plot size: Circa 948 Sqm / 0.23 Acre



### Price

Offers over £460,000

### Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road, Newton Mearns, Glasgow G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

Lapsley McManus Property Consultants  
Clyde Offices,  
2nd Floor 48 West George Street, Glasgow G2 1BP  
T 0141 556 1222  
W www.lapsleymcmanus.com

### Outgoings

East Renfrewshire Council  
97A Ayr Road - Council Tax Band: E  
97 Ayr Road - Rateable Value: £6,800

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band E

### Services

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

### Local Authority

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

### Property Reference 3227

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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