



**73 AYR ROAD**

NEWTON MEARNS

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c o r u m





4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

**An impressive, detached residence set within private garden grounds.**

This period detached bungalow enjoys a highly convenient location within the sought after Broom Estate. Displaying flexible/versatile accommodation encompassed across two levels, the subjects are set within private established garden grounds and deliver a fantastic opportunity to the local marketplace.

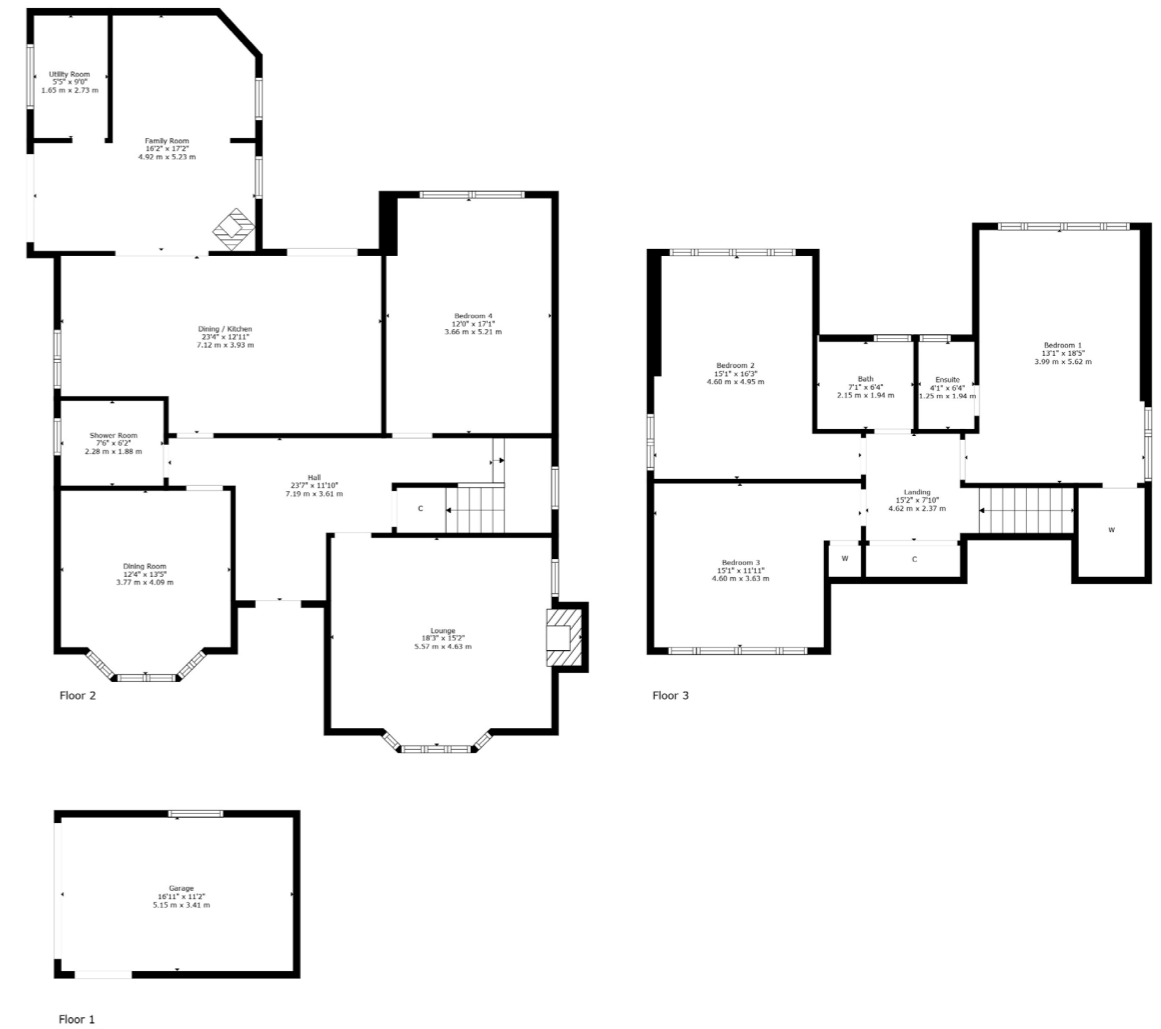
The ground floor accommodation extends to traditional reception hallway, generous bay windowed formal lounge to front, lovely bay windowed formal dining, modern shower room, generous rear facing double bedroom, fantastic open plan dining kitchen with access via French doors to gardens at rear, open plan to rear extension which provides a lovely family area, useful separate laundry/utility room and access to side garden. Upstairs a bright and spacious landing area gives access to fantastic dual aspect principal bedroom with fitted storage and en-suite shower room, two further good double bedrooms (one with dual aspects) and modern main family bathroom. The specification includes a system of gas central heating, double glazing, hardwood flooring, and overall the subjects are well presented, decorated and display lovely interior design throughout.

Externally the property is set within lovely mature and established garden grounds which retain a high degree of privacy. Designed for ease of maintenance with decking and lawned areas. Detached garage and parking to rear (accessed off Lochbroom Drive).









Newton Mearns is one of the most sought-after suburbs within the south side of Glasgow. The property is superbly situated for a wide range of amenities and indeed nationally recognised schooling. The property is a short distance away from excellent shopping at The Avenue at Mearns Cross and Greenlaw Village. There are an abundance of sports and recreational facilities found within the district which include excellent golf courses, parks, tennis clubs and there are a variety of country pursuits found nearby at Hazeldene. Local train stations include Whitecraigs Station and Patterton Station.

**NM4273** | Sat Nav: 73 Ayr Road, Newton Mearns, G77 6QU

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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