



KILCHURN HOUSE, 67 CAPELRIG ROAD

NEWTON MEARNS

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5 | BEDROOMS

4 | BATHROOMS

3/4 | PUBLIC ROOMS

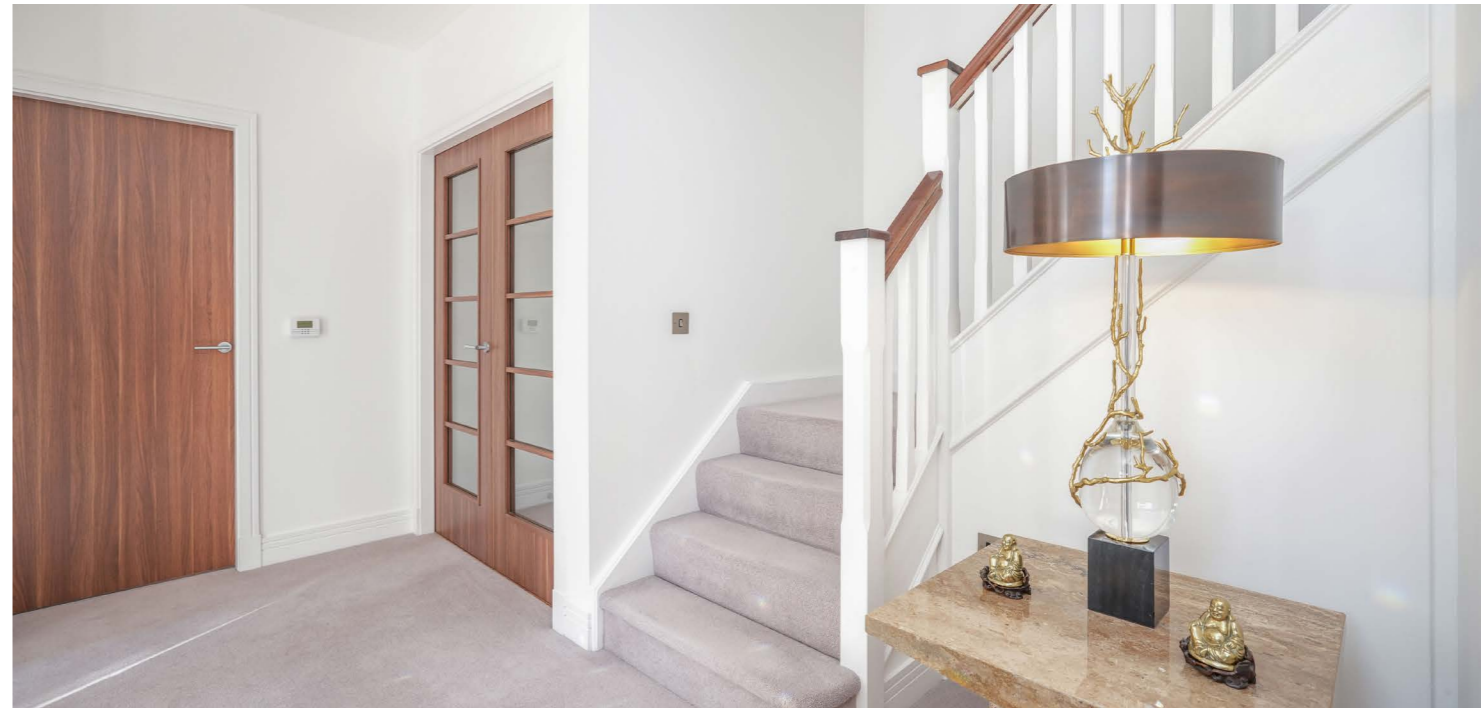
A truly beautiful, detached villa by Cala set within a delightful private crescent of a select group of homes.

Corum are delighted to present to the market this detached villa built by Cala Homes (The Ranald) that is set within a private, secluded crescent of executive detached villas. Set within outstanding, landscaped garden grounds with security gates giving access to private driveway and double garage.

The house offers a turnkey opportunity as it is presented in immaculate/impeccable condition inside and out and the house of course offers highly efficient, low maintenance living with notable features including high performance gas central heating system, double glazed windows and doors, security alarm system, and the interior design is sumptuous and beautiful. Additional notable features include Laufen sanitary ware, Porcelanosa tiling, modern lighting, high quality carpeting and Karndean flooring.

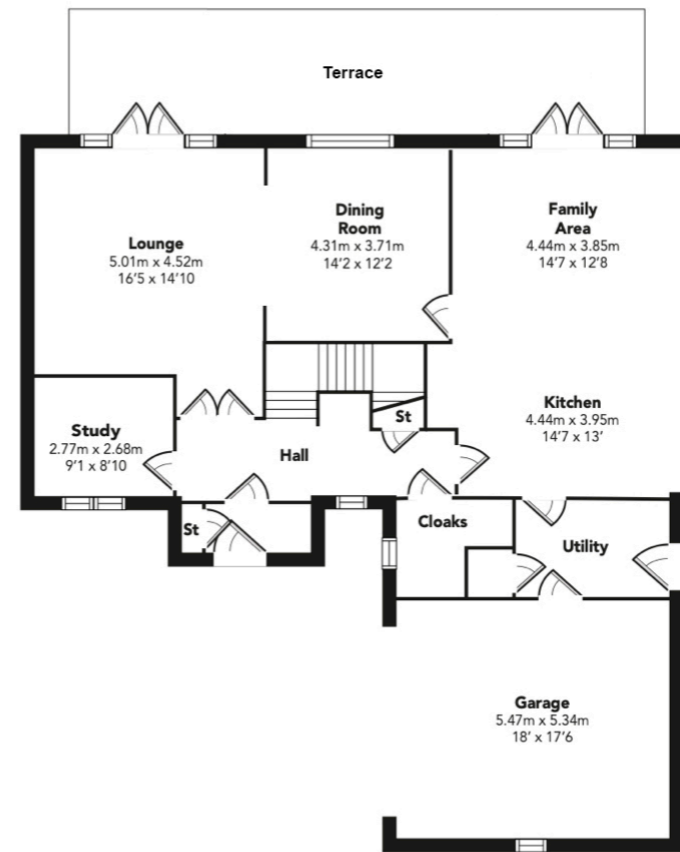
Double glazed door into lovely reception hallway with walk in cloakroom, extra storage cupboard and contemporary fitted WC (plumbing for shower), home office, generous sized entertaining lounge/dining room with French doors onto terrace and gardens, outstanding Alno designed integrated kitchen with full range of appliances, Silestone worktops with the kitchen opening into a lovely family/dining area with French doors onto terrace and the ground floor is completed by a fitted laundry/utility room giving access into integral garage and onto gardens. A lovely bright and spacious galleried landing area with generous storage gives access to principal bedroom with dual aspects, Paris balcony and en-suite shower room with Laufen sanitary ware, four further bedrooms, two of which have their own contemporary fitted en-suite shower rooms, and there is a splendid main family bathroom with separate double shower and bath.

The garden grounds have seen significant investment, landscaping, and redesign with a sun terrace with marble flooring set to the rear elevation and accessed off the main public rooms, contemporary glass banister with this area capturing the afternoon and evening sun. Additional gardens are completely landscaped with artificial grass, landscaped pathways, and enclosed fencing. Crane timber garden shed/hut. External lighting and water tap. Pedestrian gated access from two sides and private security gates. Double garage with electrically controlled doors.

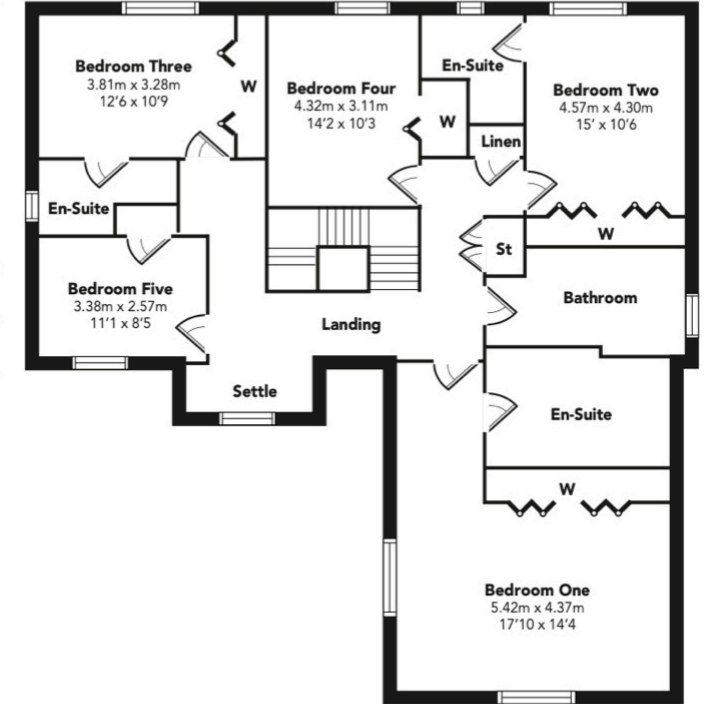




GROUND FLOOR



FIRST FLOOR



Situated within a highly sought after pocket of Newton Mearns, the property is superbly placed for a wide range of amenities and indeed nationally recognised schooling. A wide variety of restaurants, supermarkets and retailers can be found at the nearby Mearns Cross Shopping Centre and Greenlaw Village, and there are a range of sports and leisure activities found within the district including parks, health clubs, gyms, and golf courses. Excellent local transport links providing swift access to the city centre and beyond are also close at hand with Patterton Station being the nearest.

NM4171 | Sat Nav: 67 Capelrig Road, Newton Mearns, G77 6UF

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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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YOUR FUTURE



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