



15 HUMBIE LAWNS

NEWTON MEARNS

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4 | BEDROOMS 3 | BATHROOMS 5/6 | PUBLIC ROOMS

An exceptional detached villa set within a beautiful substantial garden with the house extending to 3400 square feet or thereby.

Humbie Lawns was recognized as Dickie Homes flagship development and the setting delivers an exceptional sense of space, exclusivity and enjoys a quiet and secluded pocket near many local amenities.

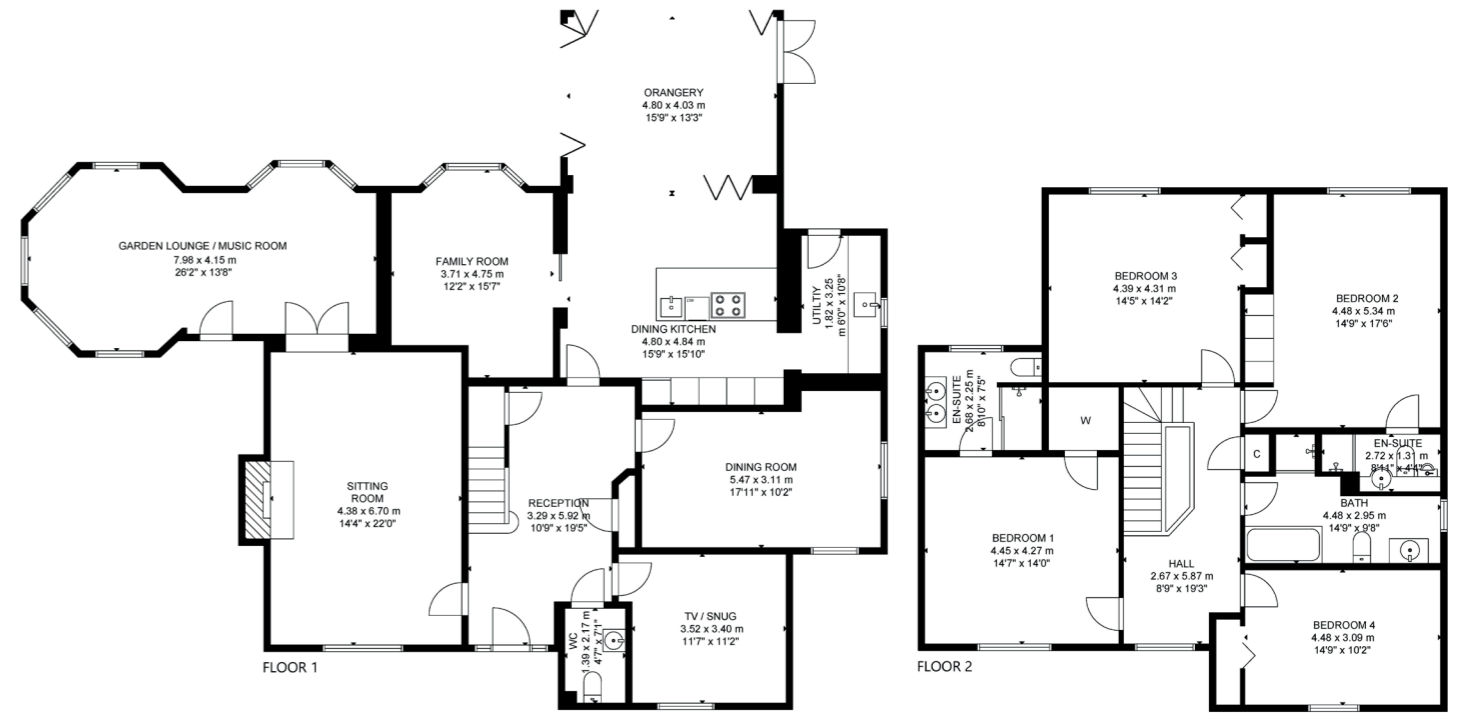
15 Humbie Lawns is without doubt one of the signature homes within the development, which has been enhanced, extended and remodelled to deliver exceptional family accommodation with the house being set within exceptional sized landscaped garden grounds.

The house which extends to approximately 3400 square feet or thereby extends to on the ground floor canopied entrance, beautiful reception hallway with feature Kardean parquet flooring, storage provided, WC/cloaks, lovely sized living room with focal point fireplace, French doors leading through to a bespoke extended garden lounge/music room with doors to gardens, TV room/snug, formal dining room, contemporary styled modern kitchen fitted with a range of integrated appliances leading through to a semi open plan family area and a bespoke orangery with two sets of concertina bifold doors that open full width to give open aspects and access to gardens. The ground floor is completed by a utility/laundry room. Bright and spacious upper landing area with storage give access to four double sized bedrooms all with built in storage and two with en-suite shower rooms and there is also a main family bathroom. Partially floored attic.

Further notable features include a high performance gas central heating system with Worcester boiler, double glazed windows including triple glazing in the orangery, and monitored security alarm system.

The garden grounds are undoubtedly one of the main features of the property with significant broad and deep fronted lawn which wraps round the side with gated access to landscaped area with large porcelain tiled terrace. Outside power points, lighting and water tap. Long driveway offering parking for multiple vehicles leading to larger style detached double garage (22'3" x 21'9") with two up and over doors.





Newton Mearns is one of the most sought after suburbs within the south side of Glasgow with perfect proximity to the city centre as well as the Ayrshire coast and Loch Lomond. The property is superbly placed 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 the Co-op on Mearns Road. There are an abundance of sports and recreational facilities found within the district which include excellent golf courses, parks, tennis clubs and wonderful local walking spots including Hazelden and Thorntonhall. The local train station is Whitecraigs providing a quick and direct commute to Glasgow city centre.

NM4061 | Sat Nav: 15 Humbie Lawns, Newton Mearns, G77 5EA

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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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