



16 BARNHILL DRIVE

NEWTON MEARNS

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5/6 | BEDROOMS

4 | BATHROOMS

3/4 | PUBLIC ROOMS

An impressive, detached villa set within a popular residential development.

This modern detached villa by Bryant enjoys a private and popular location within this sought after development. Enjoying a lovely cul-de-sac position within the development and set within a generous corner plot, this 'Ambleside' house style has been recently extended and upgraded throughout to deliver a fantastic family home encompassed over three levels.

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The ground floor accommodation extends to entrance vestibule, traditional style reception hallway with storage and WC adjacent, useful home office/study with fitted storage, fantastic formal lounge running the full depth of the house, reconfigured open plan dining kitchen with a range of wall and base mounted units, central island, range cooker and complimentary work surfaces. There is a spacious laundry/utility room adjacent with access to gardens at the side and a further feature rear facing family room with access to rear gardens. Upstairs a bright and spacious landing area gives access to generous principal bedroom with fitted storage, dressing area and contemporary en-suite shower room, second spacious double bedroom with fitted storage and upgraded en-suite shower room, modern main family bathroom, and two further spacious double bedrooms with fitted storage. The attic level has recently been converted to provide a further great double bedroom with contemporary en-suite shower room, and additional TV/sitting room or bedroom/home office with store room and feature rear Velux window formation. The specification includes a system of gas central heating, double glazing, upgraded kitchen and bathrooms, feature oak and glass stair balustrade, oak internal doors, and the subjects are well presented and decorated in fresh neutral tones throughout.

Externally the property is set within generous level garden grounds designed for ease of maintenance and which retain a high degree of privacy by virtue of mature trees. Further garden area to side. Driveway to front leading to detached double garage fitted with power and light.





Floor 1

Floor 2



Ground Floor



Mearnskirk provides a variety of residential cul-de-sacs, childrens' play parks, open lawn amenity grounds and bridle paths which all add to the family environment. Newton Mearns is one of the most sought after suburbs within the south side of Glasgow. Offering nationally recognised schooling, the development is a short distance away from excellent shopping at The Avenue at Mearns Cross. 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. There are excellent transport links at Whitecraigs and Patterson Train Stations.

NM4332 | Sat Nav: 16 Barnhill Drive, Newton Mearns, G77 5FY

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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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Corum Newton Mearns
134 Ayr Road, Newton Mearns, G77 6EG

Tel: 0141 639 5888

Email: n.mearns@corumproperty.co.uk

www.corumproperty.co.uk