



3 LILLY PLACE

NEWTON MEARNS

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

A lovely, detached family home set within a private, select cul-de-sac.

Forming part of this highly sought after modern residential development, Corum are delighted to present to the market this detached villa by Persimmon that is superbly presented throughout and has the added advantage of an orangery/garden room added to the rear elevation. The property is in excellent decorative order throughout and as well as sitting in enclosed landscaped gardens with driveway the detached garage has been converted into a lovely studio/home office/gym.

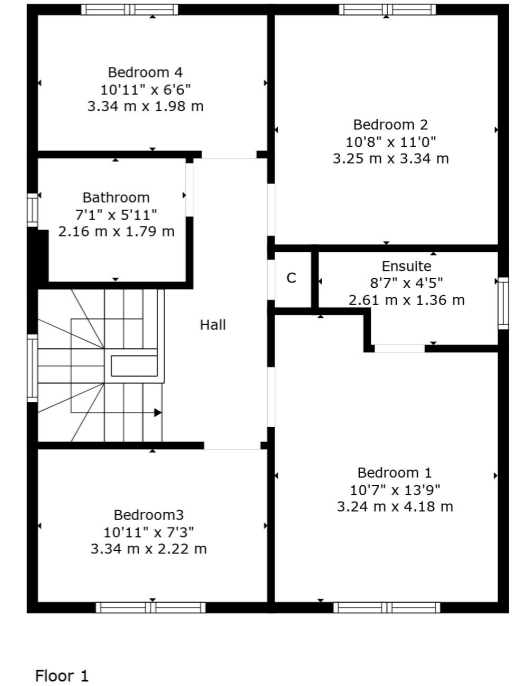
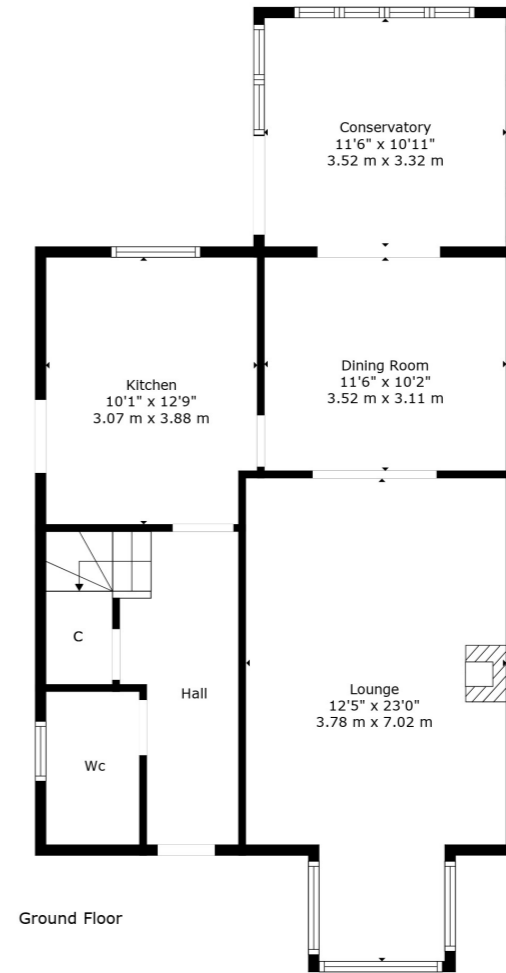
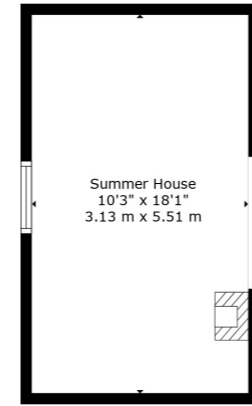
The specification of the property delivers highly efficient gas central heating system with maintained boiler, double glazed windows and doors, impressive decoration, and flooring throughout in addition to a feature log burning stove in the lounge.

The ground floor accommodation offers lovely sized traditional hallway with under stair storage and separate cloaks/WC, 17 foot bay windowed lounge with French doors leading through to dining room which in turn leads through to the fantastic garden room/orangery. The integrated modern kitchen sits nicely off the dining room and gives further access to gardens. Impressive broad staircase leads to spacious upper landing with storage and gives access to principal bedroom with contemporary fitted en-suite shower room, three further bedrooms and a modern bathroom.

The garden grounds are a real feature with extensive driveway parking to the side in addition to a fully enclosed landscaped garden to the rear with fencing.

The converted garage room has a feature wood burning stove, is fitted with power and light and has French doors into gardens.





Newton Mearns is one of the most sought after suburbs within the south side of Glasgow. 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 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. Local train stations include Patterton Station and Whitecraigs Station.

NM4337 | Sat Nav: 3 Lilly Place, Newton Mearns, G77 6FX

For the full home report visit www.corumproperty.co.uk

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



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YOUR FUTURE



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

Tel: 0141 639 5888

Email: n.mearns@corumproperty.co.uk

www.corumproperty.co.uk