



**50 CEDARWOOD AVENUE**

NEWTON MEARNS

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3 | BEDROOMS

2 | BATHROOMS

2/3 | PUBLIC ROOMS

**A lovely, detached family home set within mature private gardens.**

This traditional detached bungalow enjoys a private and highly sought after location within the popular suburb of Newton Mearns. Enjoying a quiet cul-de-sac position and set within mature private garden grounds, the subjects offer a great opportunity to the local marketplace.

Ground floor accommodation extends to traditional reception hallway with cloaks cupboard and shower room, lovely formal lounge with feature fireplace, reconfigured open plan dining/family room (dining room to front could be converted into a fourth bedroom) running the full depth of the house with French doors to decking at rear, modern dining sized kitchen with access to rear gardens and adjacent useful home office area. Upstairs a bright and spacious landing area with access deep storage cupboard gives access to generous principal bedroom with fitted storage, rear facing spacious double bedroom, good third bedroom and recently upgraded, contemporary bathroom with separate shower. The specification of the property includes a system of gas central heating, double glazing, exposed hardwood flooring and the subjects are well presented and decorated throughout.

Externally the property is set within highly established mature garden grounds which retain a high degree of privacy. Raised decking area and lawned area. Driveway to front providing ample vehicular parking leading to detached garage, fitted with power and light (currently providing a very useful gym space). Private lawned garden to front.





Ground Floor

Floor 1

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 Whitecraigs Station and Patterton Station.

**NM4335** | Sat Nav: 50 Cedarwood Avenue, Newton Mearns, G77 5LP

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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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