



27 RAESIDE WAY

NEWTON MEARNS

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5 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

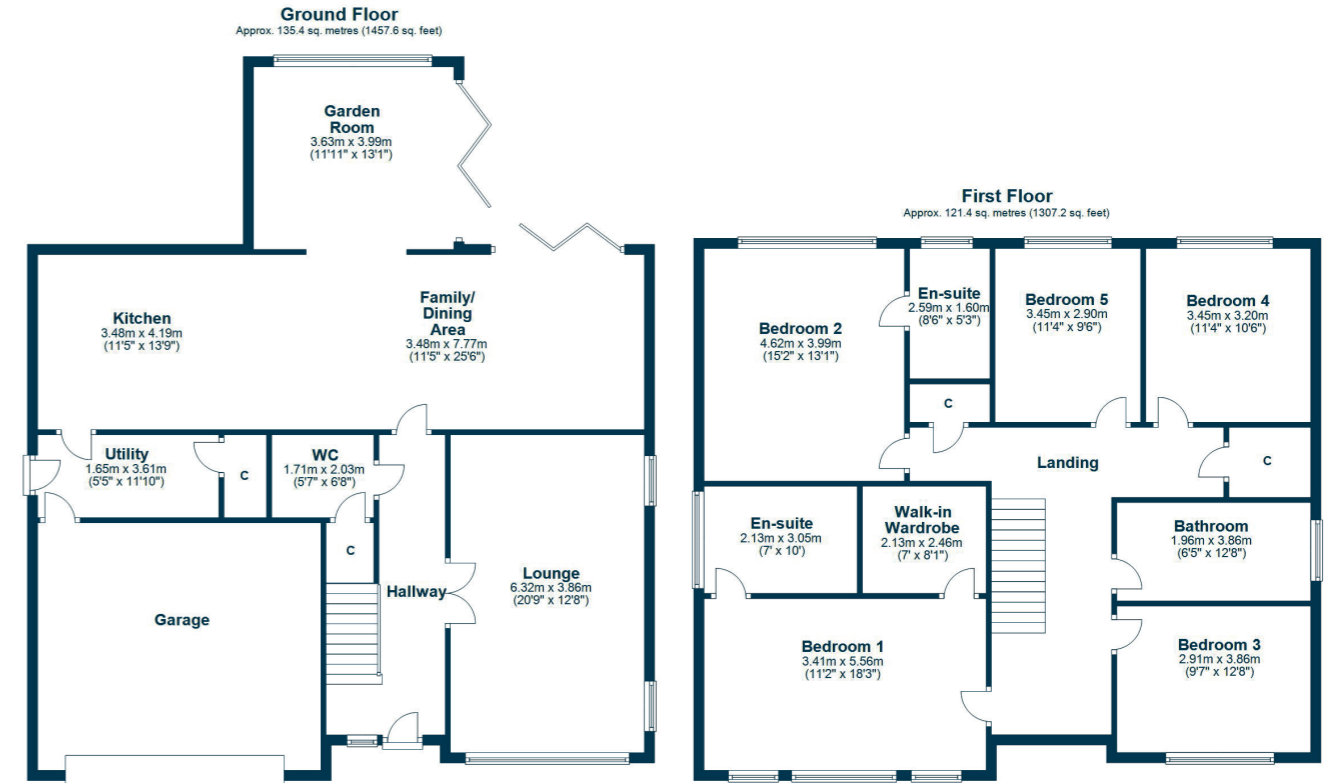
A luxury detached villa set within landscaped garden grounds.

This modern detached villa constructed by respected house builder Robertson Homes enjoys a lovely location within this popular residential development. This Nasmyth house style delivers contemporary family living encompassed over two levels and the subjects have been improved/upgraded throughout with significant external landscaping works to deliver a truly turnkey opportunity to the local marketplace.

Extending to approximately 2500 square feet or thereby, the ground floor accommodation extends to reception hallway with WC adjacent and double doors giving access into lovely formal lounge to front, modern fitted kitchen with a range of wall and base mounted units and complimentary work surfaces open plan to sociable family/living room with bi-folding doors to landscaped gardens at rear, and there is also open plan access to a feature garden room (currently used as a formal dining area) with vaulted ceiling allowing an abundance of natural light. The ground floor is completed by a useful laundry/utility room which gives integral access into a spacious garage fitted with power and light. Upstairs a bright and spacious landing area gives access to wonderful principal suite with contemporary en-suite shower room and dressing room, second generous double bedroom with en-suite shower room, and three further good double bedrooms complete this level (one used as an office and one as a TV room). Additional storage provided by way of attic space and indeed this level may offer scope for further development if required (subject to planning). The specification includes efficient gas central heating, double glazing, stylish Porcelanosa tiling, Laufen sanitary ware, quality fitments and fittings, and contemporary design throughout.

Externally the property is set within recently landscaped garden grounds designed for ease of maintenance with patio area, lawned area, and feature sleepers. Said gardens retain a high degree of privacy and are secure and fully enclosed. Monoblock driveway to front providing ample vehicular parking. It is also worthy of note the subjects enjoy a lovely position within the development with open aspects to the front.





Maidenhill is an exciting new development and offers an inclusive neighbourhood featuring a variety of outstanding family homes, newly designed and formed Maidenhill Primary School which incorporates a nursery as well as a sports and play facilities for the community to enjoy. The neighbourhood also provides acres of open green space – equivalent to around 19 football pitches – and provides outstanding communication links via motorway to the city centre and Ayrshire. 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 at Hazeldene. Local train stations include Patterton Station and Whitecraigs Station.

NM4148 | Sat Nav: 27 Raeside Way, Newton Mearns, G77 6YL

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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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