



**49 RAESIDE WAY**

SOUTHFIELD GRANGE, NEWTON MEARNs

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**4/5 | BEDROOMS**

**3 | BATHROOMS**

**2/3 | PUBLIC ROOMS**

**An impressive contemporary designed detached villa, extended and extensively remodelled to deliver an exceptional family home.**

Distinguished by its impressive brick frontage and set within landscaped garden grounds that have been enhanced by remote controlled electric security gates and double garage, Corum are delighted to present to the market this modern detached villa by Robertson Homes that is set within this lovely modern development.

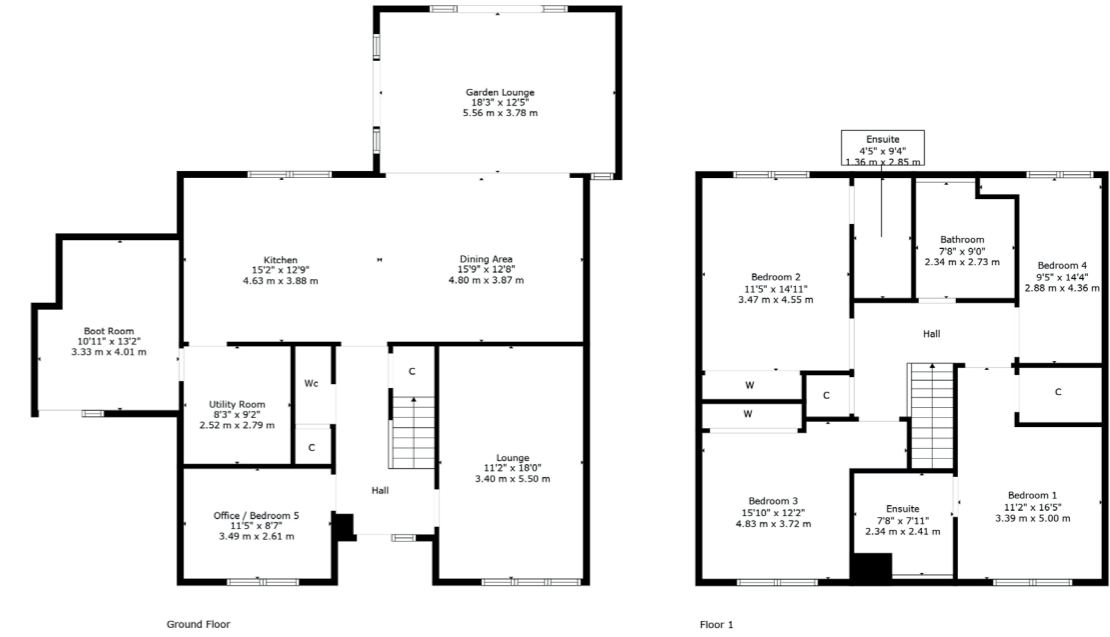
The house has been significantly enhanced, remodelled and extended and has many notable features including high performance gas central heating system, double glazed windows and doors, security and alarm system, and the interior offers a contemporary, modern design. Beautiful full height Porcelanosa tiling and Laufen bathrooms.

Double glazed composite door leading into impressive reception hallway with feature flooring, generous under stair storage, and separate WC/cloaks with further broom store, lovely family lounge with wall mounted media wall, downstairs bedroom five/home office, contemporary designed kitchen open to a fantastic family dining area which in turn leads through to a rear facing garden lounge with roof light windows plus direct access onto gardens. The ground floor is completed by a laundry/utility room and a larger separate boot room where there is further fitted storage, integrated appliances and doors to private gardens.

Landing space provides excellent storage and there is principal bedroom with walk in dressing area and contemporary styled en-suite shower room, three further bedrooms, and guest bedroom with fitted en-suite shower room, all with built in storage. Beautifully tiled family bathroom. There is a particularly large attic room with pull down ladder that subject to consent could be converted into further accommodation.

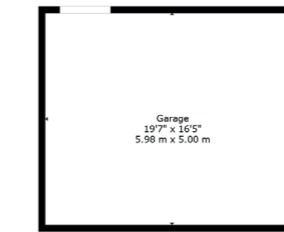
The gardens are a real feature as they deliver privacy, seclusion and security. Electric security gates provide access to expansive extra driveway offering parking for multiple vehicles. Detached double garage fitted with power and light. The garage also has plumbing to allow for conversion into many flexible uses.





Ground Floor

Floor 1



Ground Floor



Southfield Grange 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.

**NM4347** | Sat Nav: 49 Raeside Way, Southfield Grange, 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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