



3 RYSLAND CRESCENT

NEWTON MEARNS

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A delightful and charming detached cottage within a private lane setting.

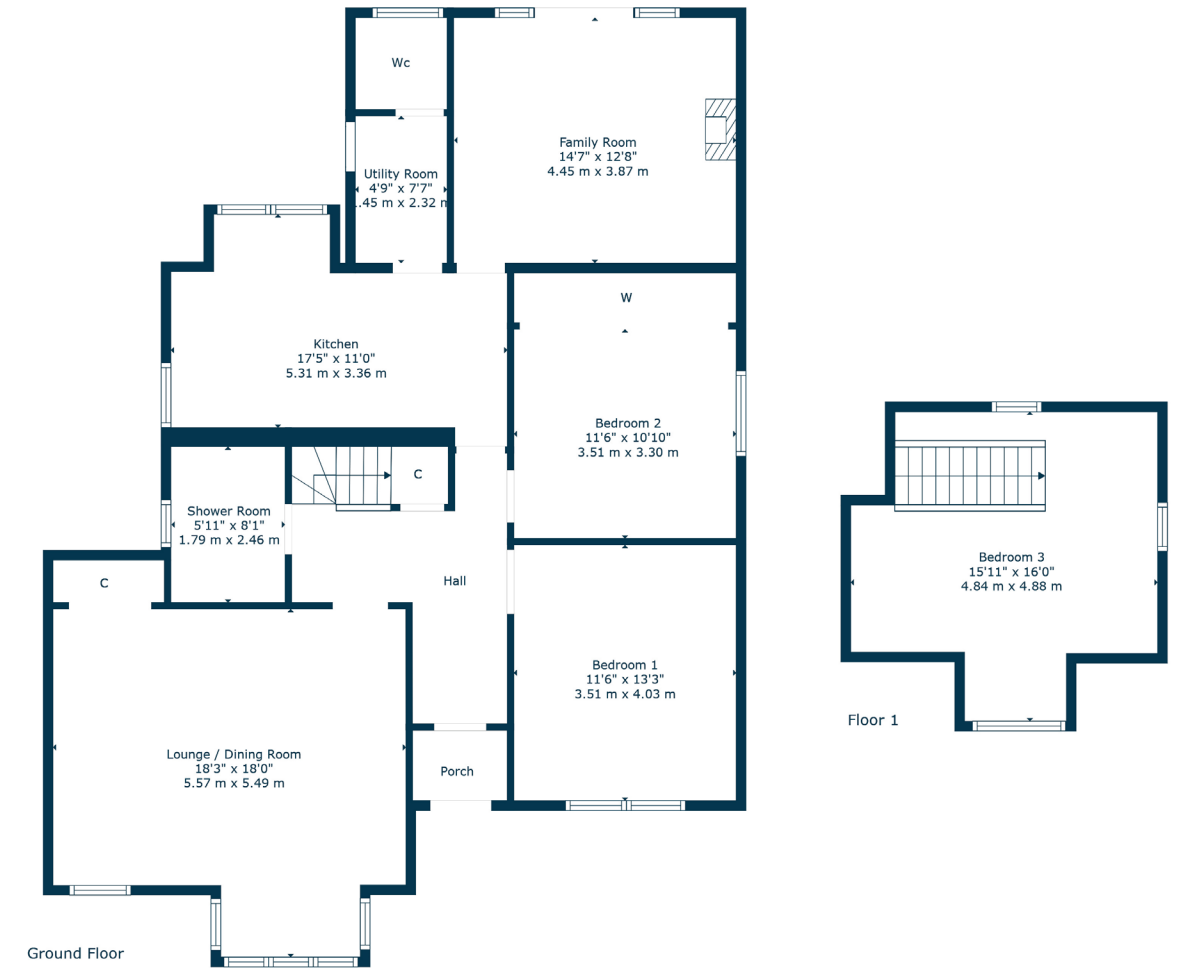
Number 3 Rysland Crescent is an utterly charming and highly distinctive red sandstone fronted detached bungalow that is set within splendid level south facing garden grounds.

The house is distinguished by its red sandstone frontage with impressive replacement windows, slate roof system and the house is set within level garden grounds that are set behind electric security gates. Expansive monoblock driveway parking and the house enjoys an idyllic setting within the heart of Mearns, with woodland aspect to the front and set within a private no through setting.

Ground floor accommodation with double glazed door leading into vestibule, traditional style hallway with under stair storage, generous sized lounge/dining room with dual windows to front giving delightful views, south facing rear facing family room with French double glazed doors to gardens, well fitted breakfasting kitchen with a full range of appliances, separate laundry/utility room with a useful WC off. The ground floor accommodation is completed by two double sized bedrooms, and a beautifully appointed upgraded shower room with quality tiling, Laufen sanitary ware and Villeroy and Boch fittings. Staircase leading to the upper bedroom which is charming and delightful with dual aspects over the surrounding area. Fitted eaves storage. The house has an upgraded gas central heating system under maintenance contract. The property benefits from upgraded window system and there is extra insulation within the attic in addition to cavity wall and under floor insulation.

The garden grounds are a main feature of the property, they are level, enclosed and gated with secure south facing gardens to the rear. Lovely al fresco patio area. Outside boiler room. Security lighting and water tap.





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

NM4368 | Sat Nav: 3 Rysland Crescent, Newton Mearns, G77 6EB

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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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