



25 FALKLAND AVENUE

NEWTON MEARNS

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4/5 | BEDROOMS

3 | BATHROOMS

3/4 | PUBLIC ROOMS

An extended detached family home set within the heart of the Broom Estate.

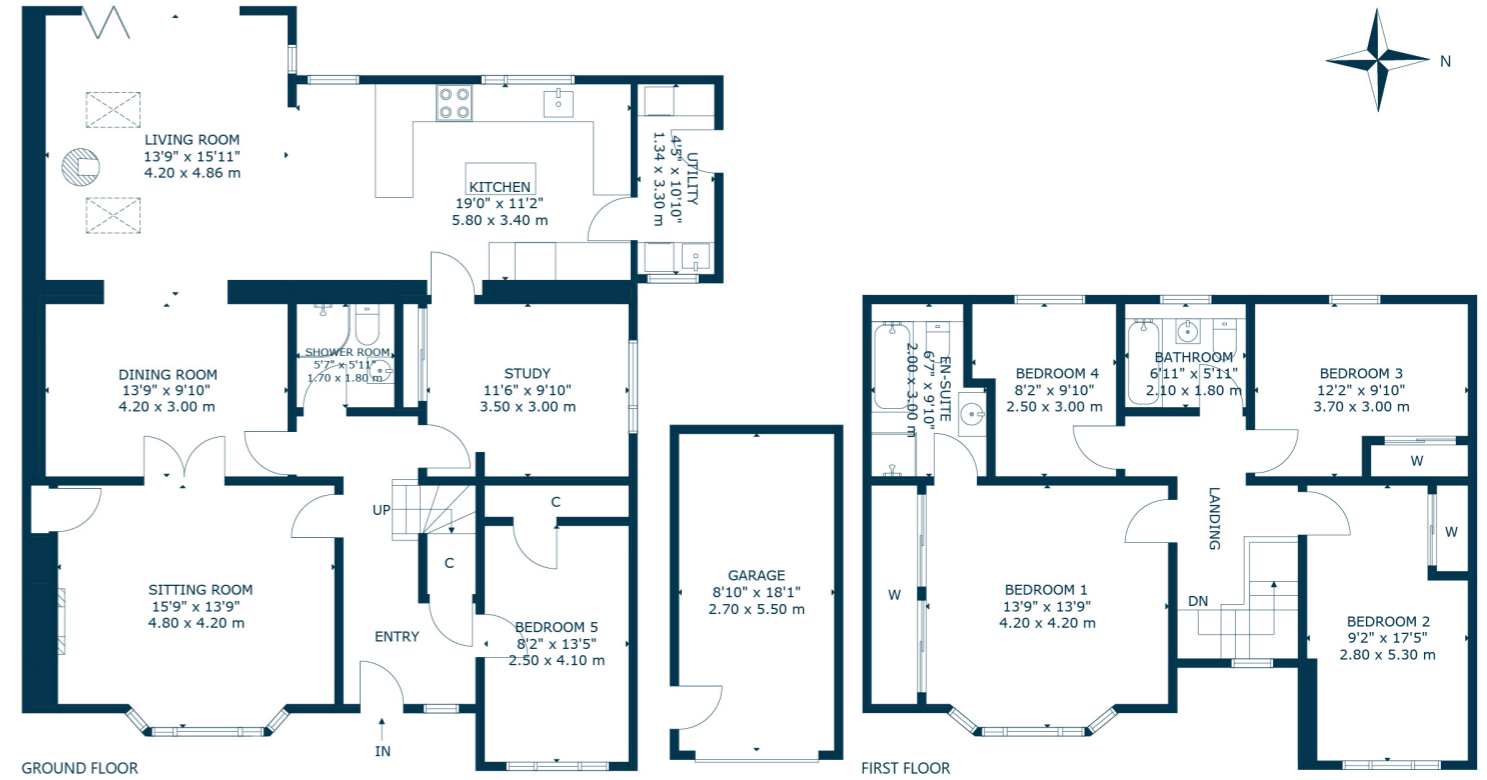
An extremely well maintained, traditional detached villa that is set within broad fronted, level garden grounds with monoblock driveway and detached single garage.

The property is presented in excellent condition inside and out, having been fastidiously and diligently maintained by the long term owners, and delivers excellent highly flexible family accommodation with the benefit of a modern extension to the rear elevation.

The ground floor offers traditional style reception hallway with shower room/WC, impressive family lounge to the front with bay window and with French doors connecting through to formal dining area which in turn has open access to a splendid family room with feature vaulted ceiling, log burning stove and bifold doors giving direct access onto gardens and decking. The family area is nicely open plan to a modern integrated kitchen which in turn leads to a useful utility/laundry room that directly connects to the gardens. The ground floor is completed by a useful ground floor home office/study and a further fifth bedroom. Bright landing area gives access to principal bedroom suite with built in storage and modern en-suite shower room, three further bedrooms and a main family bathroom. Partially floored attic providing storage. The specification of the property includes a gas central heating system with upgraded boiler (Worcester Greenstar installed 2017 with 10-year guarantee), double glazed windows and security alarm system.

The garden grounds are undoubtedly a main feature of the property which are established, mature and level with large lawn areas, decking area and further external stores provided. Garage with remote control door and side courtesy door. Log store.





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 found nearby at Hazeldene. Local train stations include Whitecraigs Station and Patterton Station.

NM4382 | Sat Nav: 25 Falkland Avenue, Newton Mearns, G77 5DR

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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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