



2 WESTBRAE ROAD

NEWTON MEARNS

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4/5 | BEDROOMS

4 | BATHROOMS

2/3 | PUBLIC ROOMS

An impressive, detached residence enjoying a secluded, private setting overlooking the fairways of Whitecraigs Golf Course.

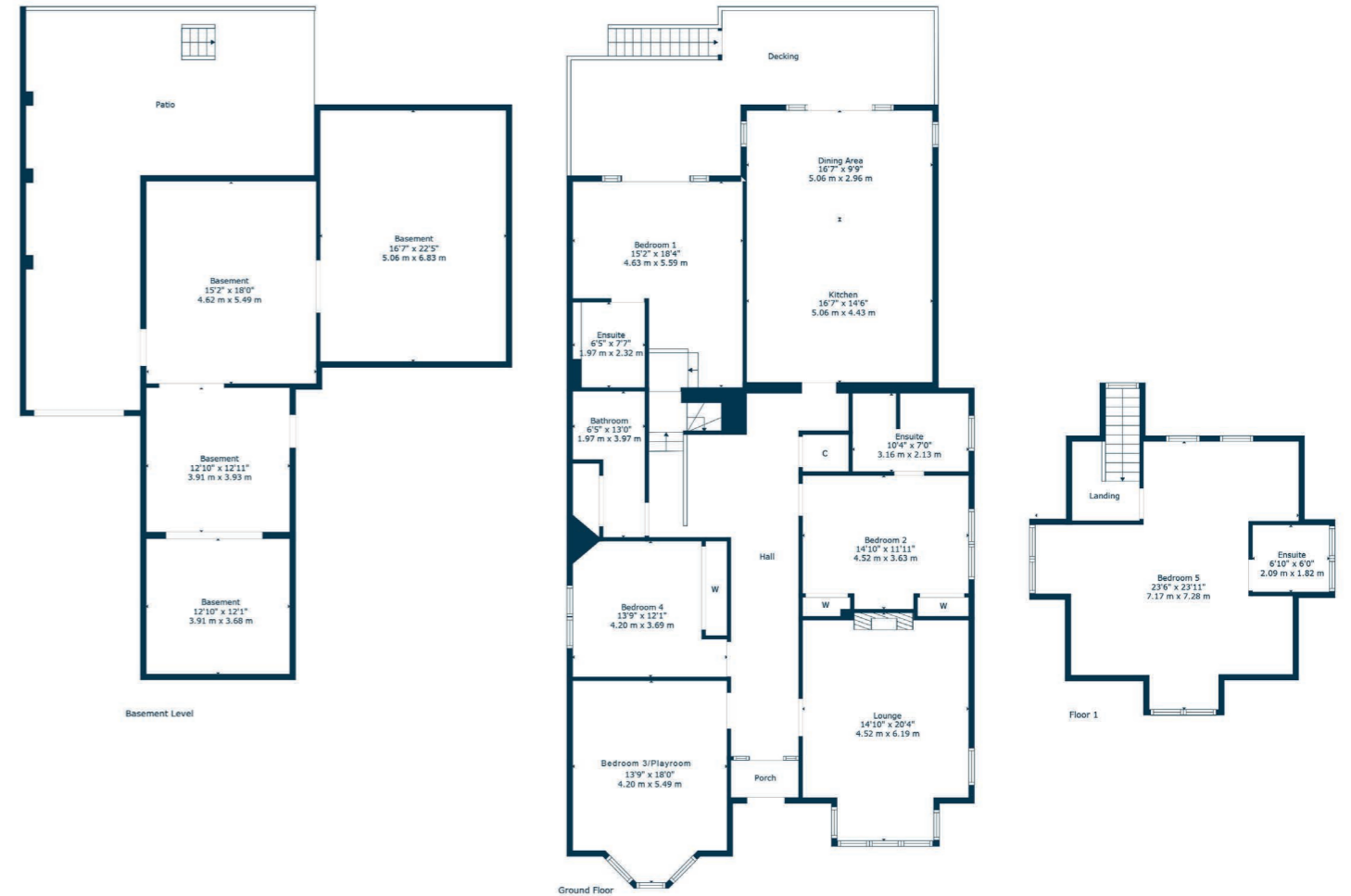
Quietly situated at the end of a private road, Number 2 Westbrae is a significant, detached sandstone fronted residence that delivers exceptional square footage and combines lovely modern and traditional finishes. This is an outstanding detached property that retains a high degree of privacy and a delightful, peaceful setting overlooking the fairway and greens of Whitecraigs Golf Course. Set within generous sized gardens the property offers many notable features including larger style room sizes and classically proportioned ceiling heights, an ungraded interior including modern kitchen and bathrooms, gas central heating system and double glazed windows, maintained security alarm system and highly flexible and versatile family accommodation.

In addition to the extensive family accommodation the property also offers exceptionally spacious cellar space extending to 1100 square feet or thereby that is full height, fully tiled and finished with central heating. In addition to offering exceptional storage which would be ideal for a games room, gym/recreational room/cinema room or ideal for those working from home such as treatment room, salon or dog grooming, etc would also provide scope for further development, redesign and incorporation into the main property.

Canopied entrance leads into vestibule, impressive sized reception hallway with wood flooring, storage and modern lighting, bay windowed lounge, bay windowed family room, three bedrooms are found on the ground floor, two with contemporary fitted en-suite bathrooms and there is also a main family bathroom located on this floor. The heart of the home is the expansive kitchen/dining/family area which delivers exceptional floor space, double glazed windows and doors give direct access onto gardens and decking area and fully integrated with modern appliances. The bathrooms and kitchen all have underfloor heating. The staircase gives access to upper landing which in turn leads to a large bedroom on this level which provides dual aspects and modern en-suite shower room.

The garden grounds provide sizeable usable space with large lawn area to the rear. Decking area directly accessed from the kitchen enjoys the sun most of the day. Twin driveways to front offering parking for multiple vehicles.





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.

NM4378 | Sat Nav:2 Westbrae Road, Newton Mearns, G77 6EQ

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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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