



**9 FOXGLOVE ROAD**

NEWTON MEARNS

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5 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

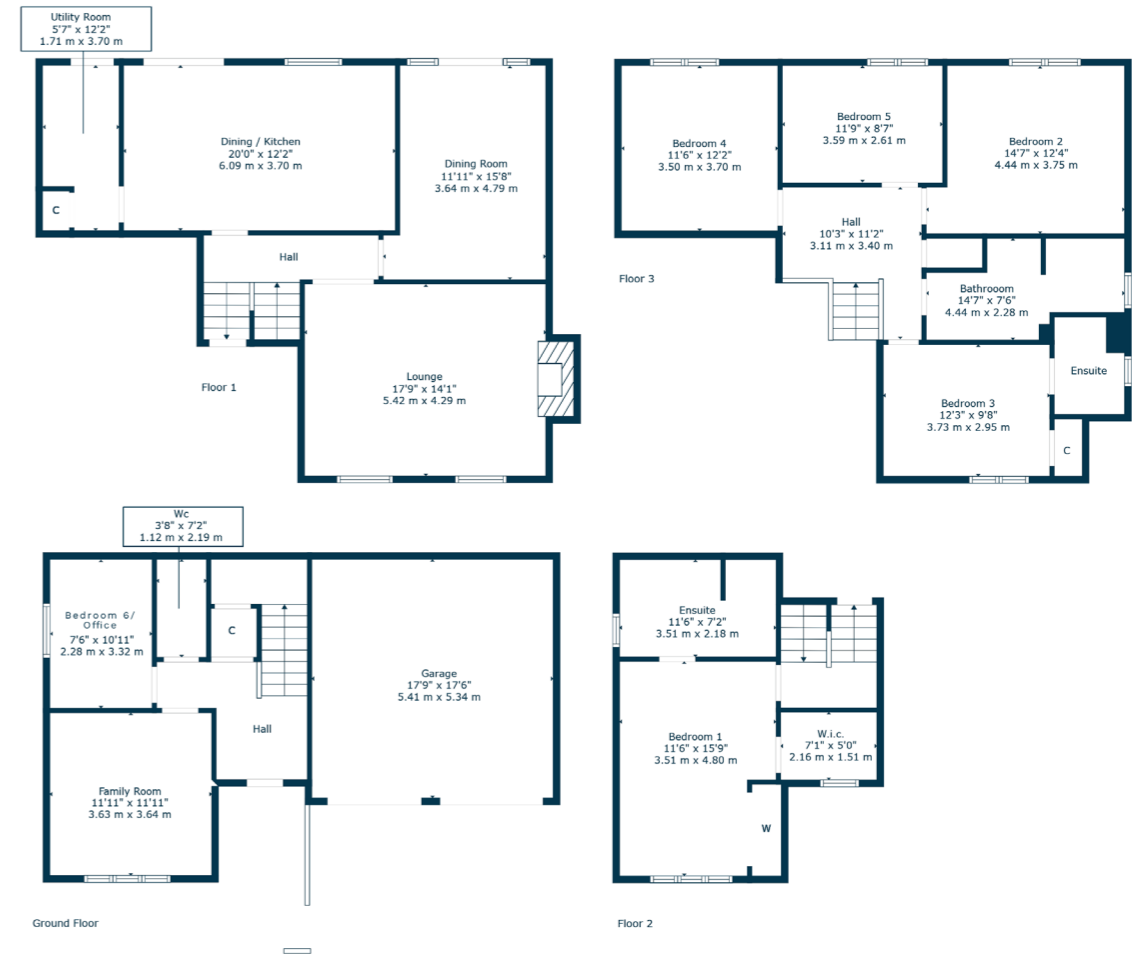
**An executive detached villa set within this sought after Greenwood Manor Development.**

This substantial modern detached villa enjoys a popular location within the sought after Greenwood Manor development. Built by Stewart Milne, the Culross is an executive detached home providing circa 2500 square feet of flexible accommodation and set within landscaped garden grounds.

Well presented by the current owners and offering contemporary style living, the ground floor accommodation provides welcoming reception hallway with oak staircase to upper floors, family room to front, useful study/home office or treatment room, further WC and large under stair store cupboard. The first floor provides a generous sitting room with feature fireplace and aspects to front, lovely formal dining room with French doors to rear gardens, well appointed dining kitchen with a full compliment of floor and wall mounted units, integrated appliances and complimentary work surfaces in addition to French doors giving access to a decked terraced area ideal for al fresco dining. There is a separate utility room with floor standing and wall mounted units. The second floor provides generous principal bedroom with fitted wardrobes, en-suite bathroom with separate bath and shower enclosure and separate dressing room. The third floor provides a bright and spacious landing area giving access to four further bedrooms (bedroom two with contemporary en-suite shower room and fitted wardrobes), all other bedrooms serviced by the house bathroom with separate bath and walk in shower enclosure. The specification includes a system of gas central heating, double glazing, Sonos sound system, under floor heating to main bathrooms, upgraded flooring, and the property is protected by a security alarm system and security cameras. It is also worthy of note the development is well maintained by Hacking and Paterson.

The gardens to the rear are enclosed and provide both privacy and shelter. Said gardens feature decked patio ideal for entertaining. Decked stairs to higher level of garden with glass balustrade, terrace and decked patio with views across the district. Monoblock driveway to front offering ample vehicular parking leading to integral double garage.





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. 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.

NM4397 | Sat Nav: 9 Foxglove Road, Newton Mearns, G77 6FP

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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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