



71 HAZELWOOD AVENUE

NEWTON MEARNS

www.corumproperty.co.uk



c o r u m



3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A traditional 1930's detached bungalow within a much admired central location in Newton Mearns

This traditional 1930's detached bungalow enjoys a high level of privacy and is set within a slightly elevated setting within the heart of Newton Mearns.

The property which is being presented to the market for the first time in forty years offers a wonderful opportunity for refurbishment, upgrading and redesign and to customise the property to one's own taste.

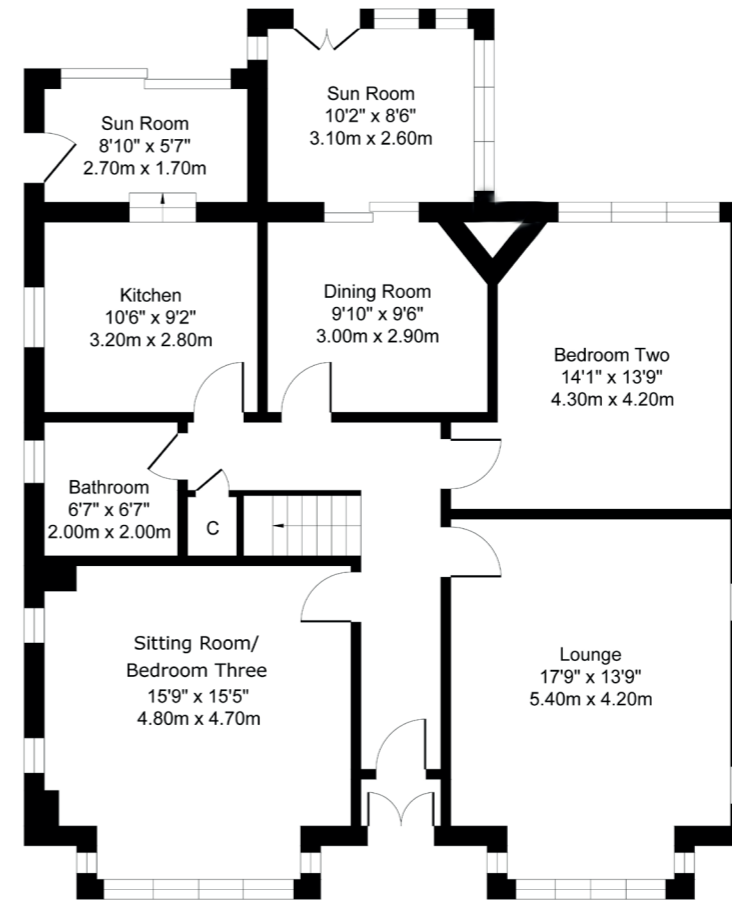
The property displays a pretty cottage frontage with dressed sandstone finishing and is set under a traditional slate roof system.

Canopied entrance, vestibule, traditional hallway with under stair storage, lovely bay windowed lounge with fireplace, front facing bay windowed sitting room (downstairs bedroom) with feature Inglenook fireplace, rear facing double bedroom, dining room leading onto glazed sunroom, kitchen leading to utility area and the ground floor is completed by a bathroom. Broad traditional staircase leading to upper landing and attic space and the upper accommodation provides a principal bedroom with built-in storage and en-suite bathroom.

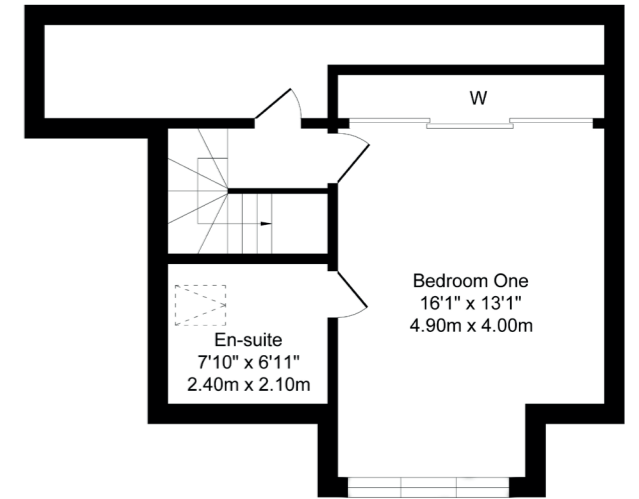
The property retains a high degree of privacy within slightly elevated garden grounds, has block paved driveway to the side offering parking for multiple vehicles. Fully enclosed gardens to the rear.

Whilst the property does require a level of refurbishment, there is a system of gas central heating with upgraded Worcester boiler, double glazed windows throughout and the extension to the rear was re-roofed by Glendinning in 2023.





GROUND FLOOR



FIRST FLOOR

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.

NM4408 | Sat Nav: 71 Hazelwood Avenue, Newton Mearns, G77 5QT

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



WE'RE **SOLD** ON
YOUR FUTURE



C O R U M

Corum Newton Mearns
134 Ayr Road, Newton Mearns, G77 6EG

Tel: 0141 639 5888

Email: n.mearns@corumproperty.co.uk

www.corumproperty.co.uk