



19 LARCHFIELD COURT

NEWTON MEARNS

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

An extremely spacious first floor apartment with private balcony, elevator and garage.

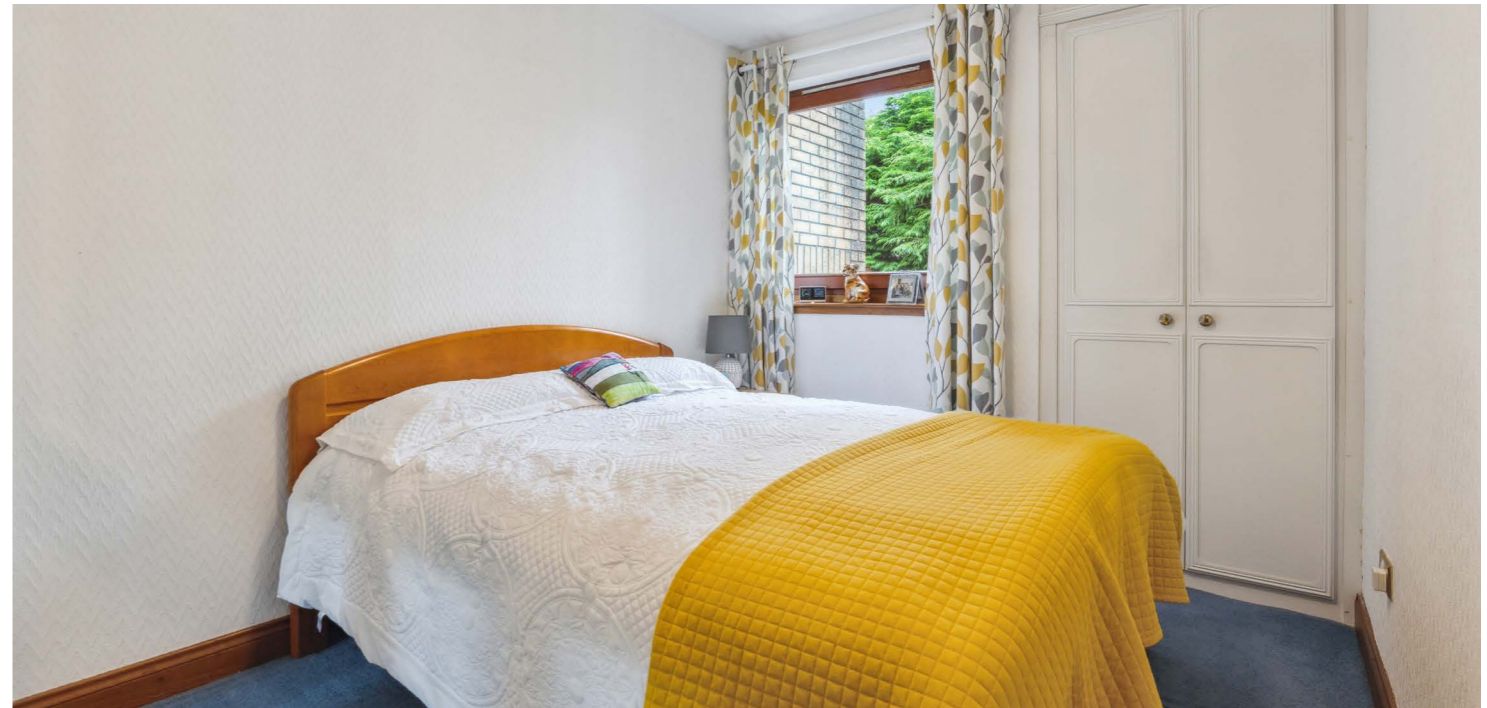
This first floor apartment is set within this much admired development within Larchfield Court, that enjoys a quiet and secluded setting yet near to many local amenities, excellent transport links and shopping at Mearns Cross.

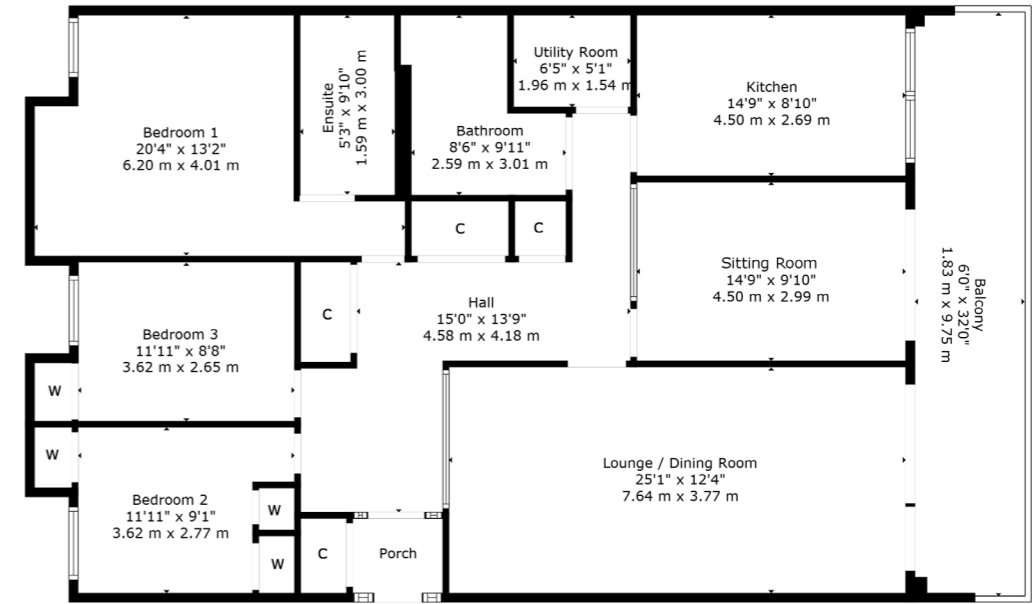
The development which is approximately 45 years old delivers exceptional internal floor space (approximately 1300 square feet) and provides the advantage of an exceptional sized 30 foot balcony, elevator access to each floor and the flat also has a private lock up garage in addition to residents parking.

Entrance vestibule with storage cupboard, large reception hallway with exceptional storage provided, particularly large 21 foot lounge/dining room with doors to balcony, family room with further sliding doors to balcony, breakfasting sized kitchen which has been refitted and upgraded and provides a full range of integrated appliances, useful separate laundry/utility room, principal bedroom with upgraded, modern en-suite shower room, two further bedrooms again both with storage and a fully refurbished and upgraded family bathroom. The property has a specification that includes gas central heating system, double glazed windows, security entrance system and security alarm system.

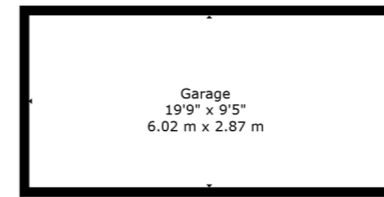
The flat has been improved and enhanced by the present owners and in addition to refitted kitchen, refitted en-suite, upgraded bathroom the property has refitted floor coverings, modern contemporary finishes including recently plastered walls, ceilings and is particularly bright and airy.

Established landscaped gardens with residents parking.





1st Floor



Ground Floor

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

NM4433 | Sat Nav: 19 Larchfield Court, Newton Mearns, G77 5PL

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.



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