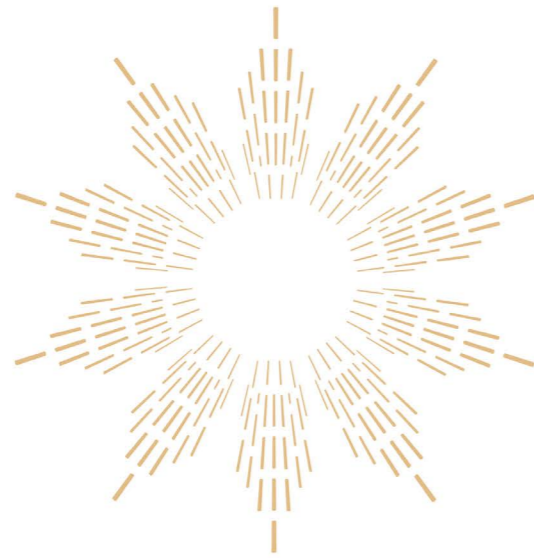


ST ANNE'S

189 MEARNS ROAD

NEWTON MEARNS





5 | BEDROOMS 5 | BATHROOMS 2/3 | PUBLIC ROOMS

A contemporary styled and fully refurbished detached villa in a central location within Mearns.

St Anne's is a beautifully refurbished, contemporary detached villa that is set within the heart of Newton Mearns and therefore within walking distance to a full range of local amenities. Kirkhill Primary School and Mearns Castle High School are both within easy reach and of course high achieving schooling is found within the East Renfrewshire area.

The property is set within superbly landscaped, level garden grounds with twin access into a block paved horseshoe driveway offering parking for multiple vehicles. The painstaking refurbishment and upgrading program includes a complete new roof system, fully upgraded wiring, replumbed, fully insulated, re-rendered externally with stunning honey blonde dressed sandstone, and the property has been newly completed internally.

Bespoke entrance door leads into magnificent double height galleried landing with feature window formation and contemporary glass and oak staircase, feature French Crittall doors leads through to lounge, further French Crittall doors gives access to the outstanding kitchen area with central island and Porcelanosa finishes, and the kitchen is fully open to a dining/family area with sliding double glazed doors directly onto decking and gardens. The kitchen is fully equipped with Neff and Hotpoint integrated appliances. Large laundry room off with storage and access to side of the house. Off the hallway there is a striking, bespoke fitted WC with designer lighting and the ground floor is completed by a downstairs bedroom/further public room with its own beautifully finished en-suite shower room.

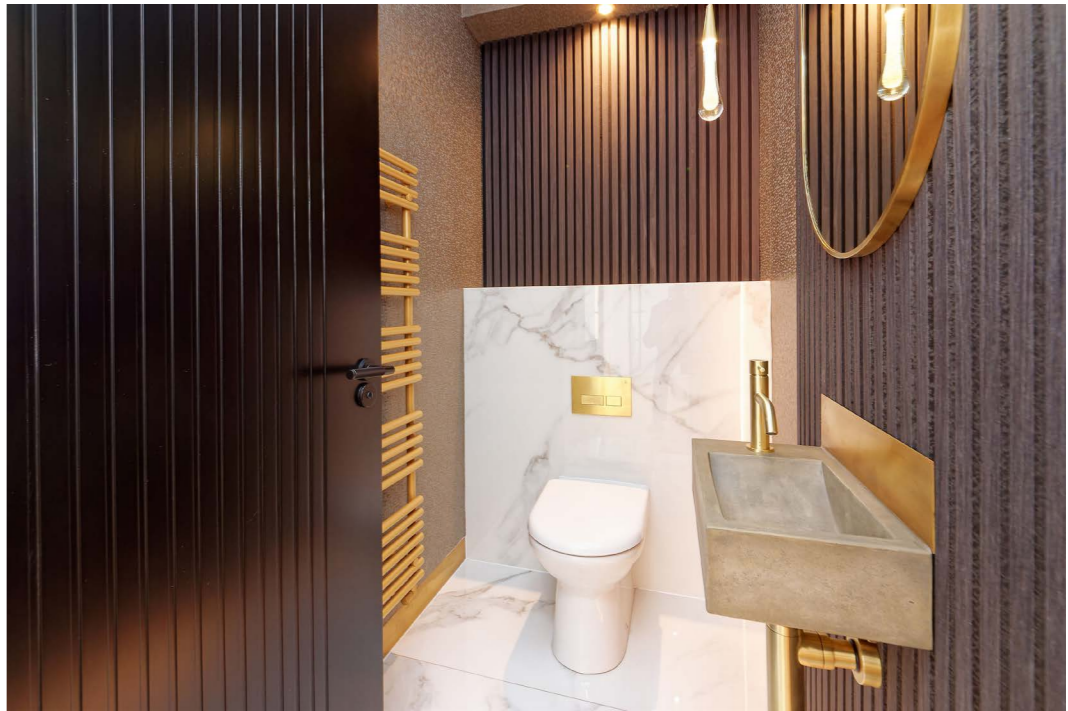
The galleried landing at the first floor enjoys an abundance of natural light and in connection with the ground floor, features two excellent storage cupboards and gives access through to principal suite with dressing room and superbly appointed en-suite bathroom, three further double bedrooms all with their own en-suite facilities.

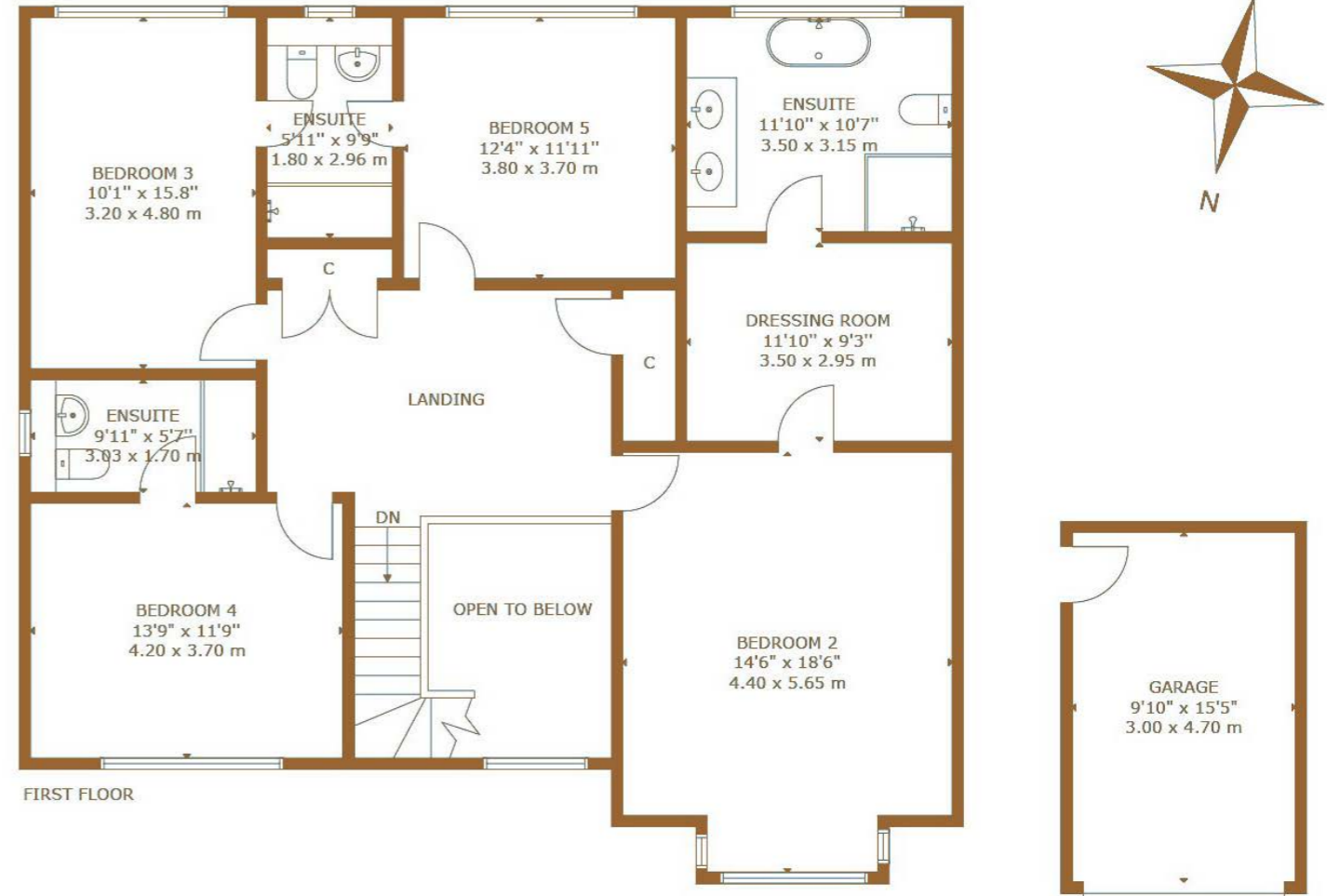
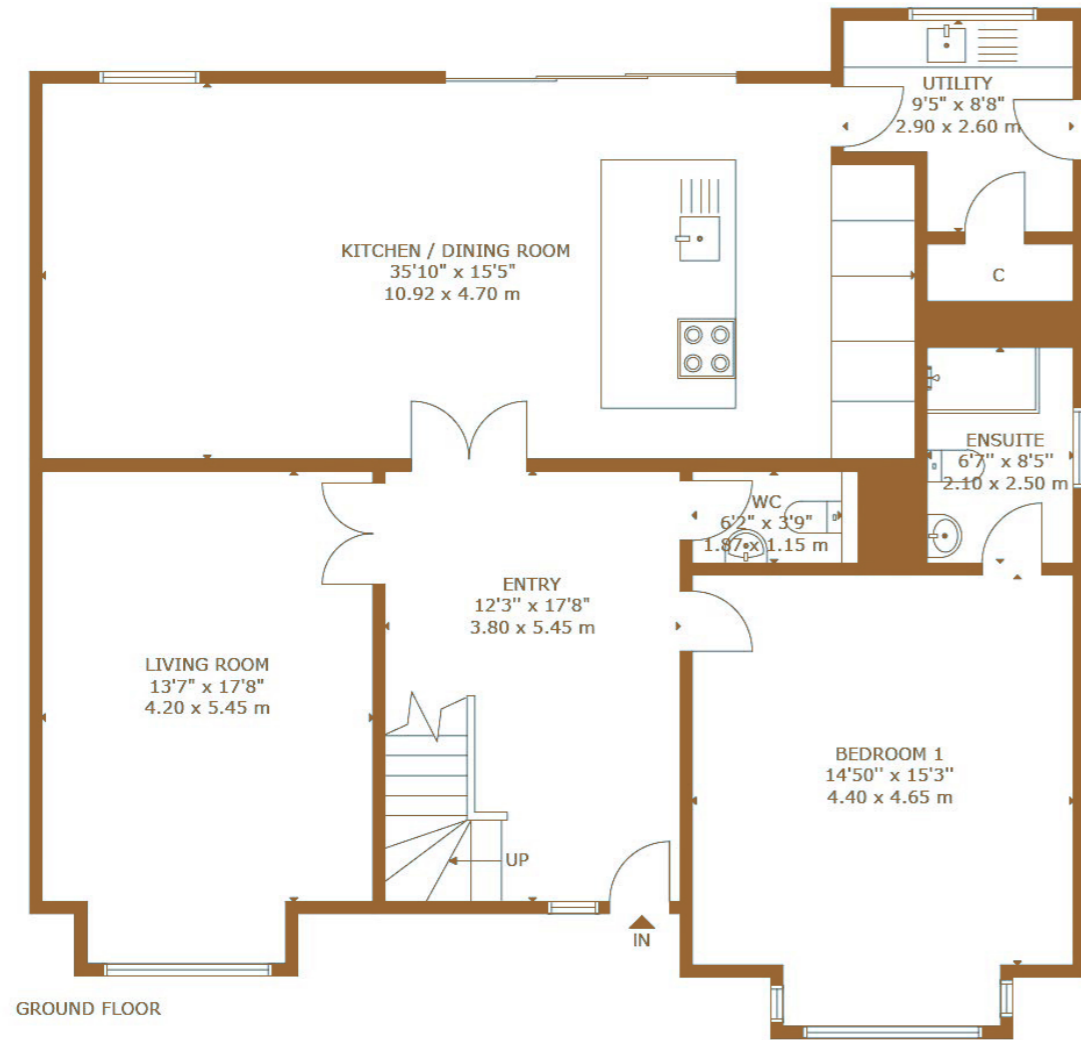
The specification of the house includes high performance gas central heating system with Worcester boiler, high-performance double-glazed windows and doors, Laufen sanitary ware, Hansgrohe fittings and Porcelanosa tiling.

The garden grounds provide a low maintenance environment with the block paved horseshoe driveway, gated access to fully enclosed rear gardens with decking and central lawn. Large single garage with up and over door. Fitted with power and light. External lighting and water.









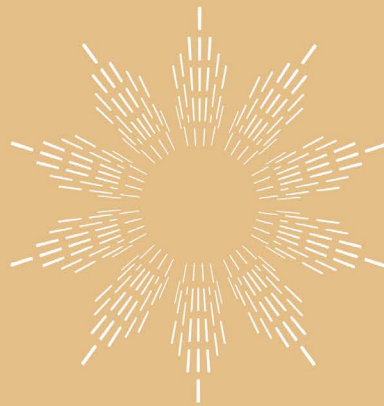
Newton Mearns is one of the most sought-after suburbs within the south side of Glasgow. The property is superbly placed for a wide range of amenities and indeed nationally recognised schooling. The property is a short distance away from excellent shopping at The Avenue at Mearns Cross and Greenlaw Village. 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.

NM4309 | Sat Nav: St Anne's, 189 Mearns Road, Newton Mearns, G77 5EP

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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