



1 SHAWHILL CRESCENT

NEWTON MEARNS

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4 | BEDROOMS

3 | BATHROOMS

1/2 | PUBLIC ROOMS

A four bedroom, three storey end terraced townhouse set within a private residential cul-de-sac.

This is a contemporary styled, immaculate family home that was built by Mactaggart & Mickel circa 2017 and is set within a private and secluded residential development of only a small group of family homes.

Distinguished by its red brick and render finish, the property has been finished to exacting standards and the specification includes a high performance gas central heating system with Worcester boiler (serviced), double glazed windows and doors, security alarm system and the interior displays bright, airy accommodation that is both highly flexible and versatile.

Spacious and bright reception hallway provides access to integral garage, beautifully appointed downstairs shower room, extra storage cupboard and there is a downstairs fourth bedroom/garden room with French doors to gardens and separate utility area off. The first floor provides the principal lounge/dining room with feature Paris balcony to the front and the rear of the home offers a dining sized kitchen with full range of integrated NEFF appliances and outstanding open views over the surrounding area towards the city. The second floor provides principal bedroom with contemporary built in storage and beautifully appointed Laufen sanitary ware shower room, two further double bedrooms both with storage and smart/contemporary bathroom with Laufen sanitary ware and Porcelanosa tiling.

Monoblock driveway to the front with fully enclosed garden to the rear with private sun terrace and lower level lawn area.





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.

NM4438 | Sat Nav: 1 Shawhill Crescent, Newton Mearns, G77 5BY

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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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