



23 FRUIN AVENUE

NEWTON MEARNS

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4 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

A traditional detached family home set within private landscaped garden grounds.

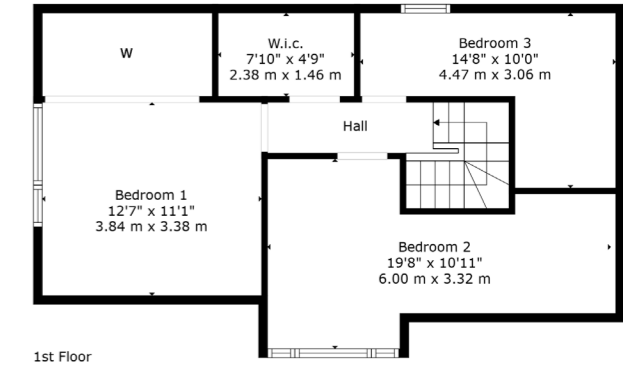
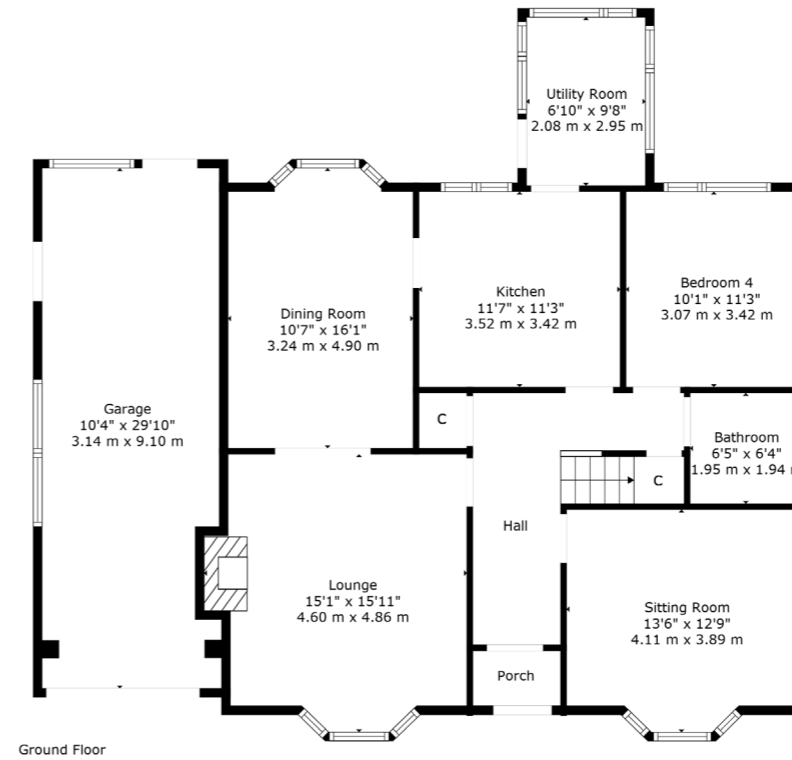
This traditional detached bungalow enjoys a popular location within this sought after pocket of Newton Mearns. Significantly improved and upgraded throughout, the subjects are also set within private landscaped garden grounds and offer a great opportunity to the local marketplace.

Displaying flexible and versatile accommodation over two levels, the accommodation comprises of entrance porch giving access into traditional style reception hallway, spacious formal lounge with doors opening to dining room, front facing family room or further bedroom. Modern fitted kitchen with a range of wall and base mounted units and utility room. Completing the ground floor accommodation bedroom with aspects to rear and family bathroom. Upstairs provides three further spacious bedrooms and large walk in cupboard. The specification includes a system gas central heating, double glazing and the subjects are well presented, decorated, and display contemporary styling throughout.

Broad fronted gardens with driveway to the side offering parking for multiple vehicles leading to large tandem garage. The landscaped rear gardens are fully enclosed with gated access offering various patio areas, a neat lawn, and a mixture of bordering greenery. The grounds are enclosed by timber fencing and offer excellent exposure to sunlight in the summer months making them perfect for families and entertaining guests.

The floorplan shall provide you with a detailed layout of this wonderful family home, however we recommend viewing to appreciate the space, versatility, and convenient setting that's on offer.





Newton Means 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 Means 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. Local train stations include Whitecraigs Station and Patterton Station.

NM4448 | Sat Nav: 23 Fruin Avenue, Newton Means G77 6HJ

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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