



**7 KIRKDENE AVENUE**

NEWTON MEARNS

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4 | BEDROOMS

3 | BATHROOMS

2/3 | PUBLIC ROOMS

**Detached villa painstakingly refurbished, redesigned and upgraded within the last 12 months.**

7 Kirkdene Avenue extends to approximately 217 square metres (2335 square feet) and delivers a contemporary family home, painstakingly upgraded and remodelled over the last 12 months.

Notable features include a newly installed crisp rendered exterior, new window system throughout in addition to bifold doors and entrance door, newly fitted high pressurised gas central heating system, newly fitted kitchen, bathrooms and the entire interior has been crafted to create a fresh, Scandinavian interior which is notable by both its design, workmanship and finish.

Impressive reception hallway with built in cloaks storage area and concealed, built in laundry space, contemporary fitted downstairs shower room with designer sanitary ware and contemporary tiling, the heart of the home being the open plan living area, dining area and kitchen with fully integrated appliances, dual aspects and two sets of bifold doors to gardens. Fully installed media wall in addition to remote control living flame gas fire. There is a rear family room with French doors to gardens, a secondary kitchen has been installed with appliances and there is also on the ground floor two double sized bedrooms both with built in storage.

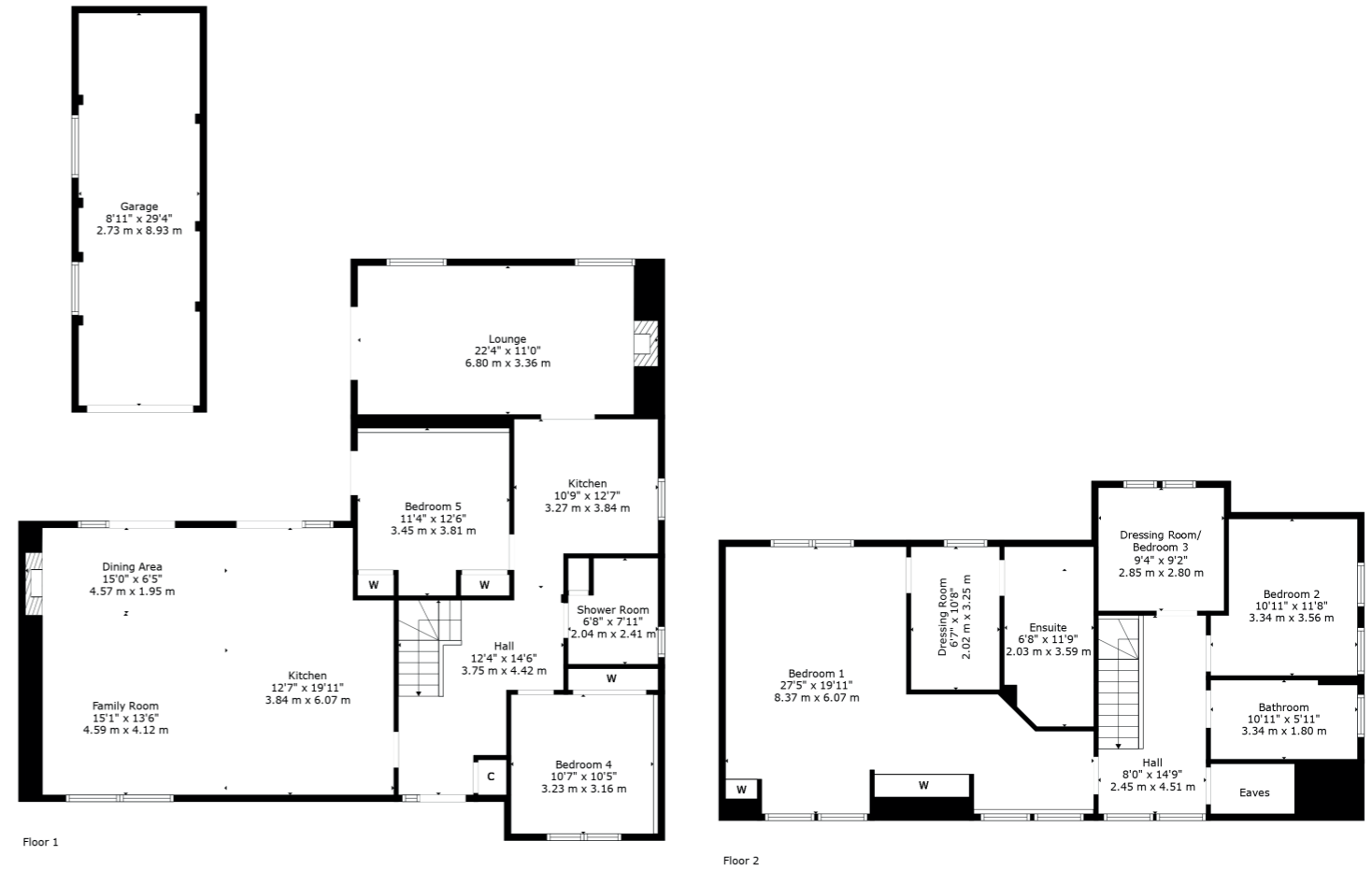
Remodelled staircase with glass and chrome banister leads to bright, spacious landing area with storage and in turn leads to principal bedroom with lovely reception area opening into the bedroom with built in storage, fully fitted and large walk-in dressing room and sliding pocket door leads to a contemporary styled en-suite shower room. Further double bedroom on this level with a dressing room adjacent (easily converted back to a bedroom), and a fitted bathroom completes the upper accommodation.

Broad fronted gardens with established lawn area and planting area with large driveway to the side offering parking for multiple vehicles. Leads to tandem detached garage. Large lawn area to the rear and recently installed composite decking area. Established planting area to the rear enhancing the privacy to the rear garden.









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. Local train stations include Whitecraigs Station and Patterton Station.

**NM4451** | Sat Nav: 7 Kirkdene Avenue, Newton Mearns, G77 5RN

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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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