



27 DOUNE CRESCENT

NEWTON MEARNIS

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A smart, contemporary and immaculate 3-bedroom semi-detached villa set within lovely sized garden grounds

This traditional semi-detached villa enjoys a quiet setting within this much-admired enclave within the heart of Newton Mearns. The house enjoys a lovely neighbourhood setting and is set within larger style garden grounds with recently extended Monoblock driveway offering parking for multiple vehicles.

Notable improvements include refitted double-glazed windows and doors, upgraded wiring, modern alarm system, upgraded bathrooms, kitchen, modern gas central heating system with serviced boiler, and the interior displays smart, contemporary tones.

The ground floor accommodation offers vestibule, traditional style reception hallway with under stair storage and downstairs WC/cloaks, bay windowed lounge with focal point Living Flame gas fireplace, the rear of the house offers the heart of the home which is a larger style dining/kitchen/family area with modern kitchen and a full range of integrated appliances and bespoke built-in storage system housing space for laundry, broom store and cloaks area. Double glazed windows overlooking gardens and further door leading onto the rear garden, patio and decking area.

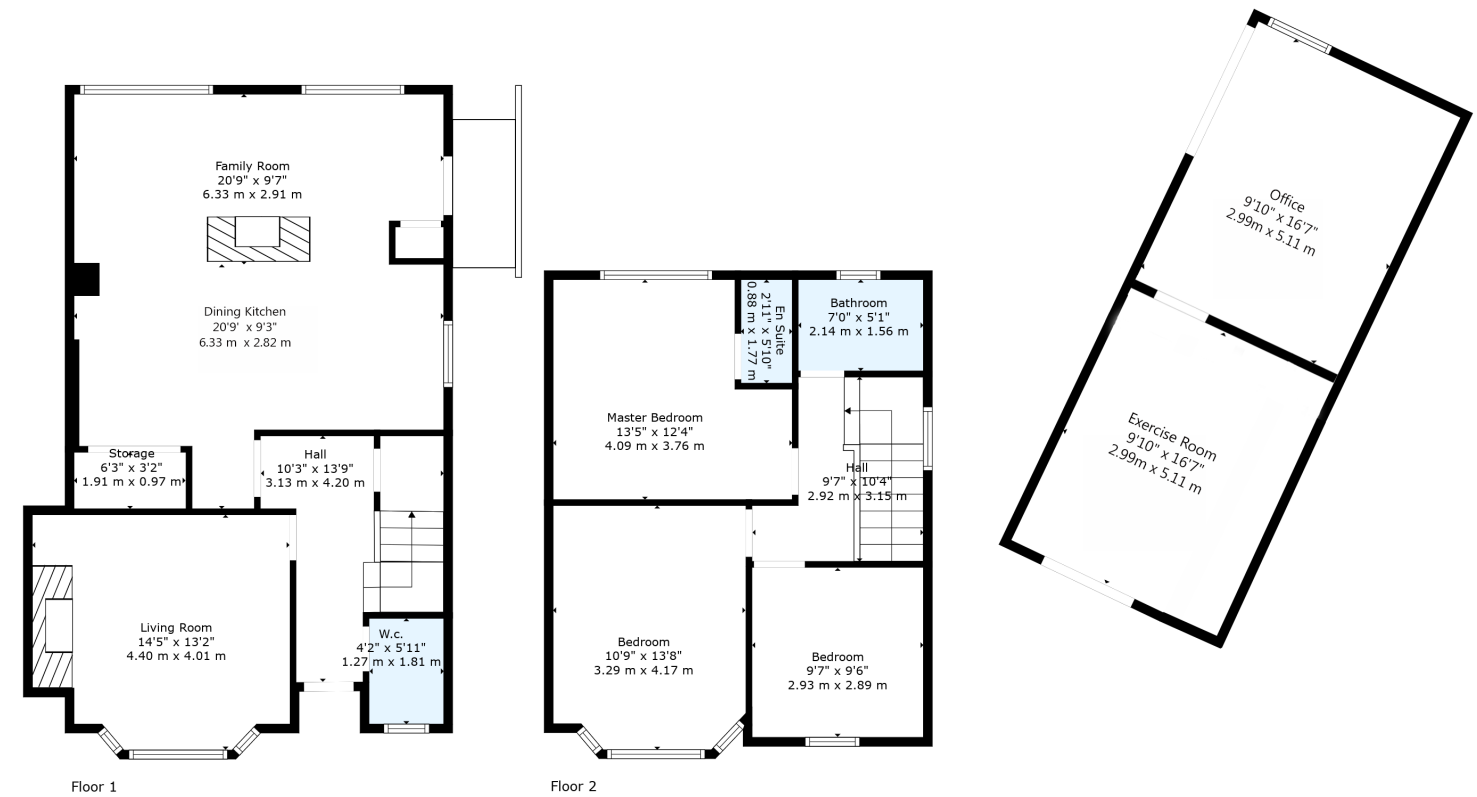
Spacious landing area gives access to three double sized bedroom, principal bedroom with contemporary styled en-suite shower room and there is a fully upgraded and enhanced family bathroom with modern fittings and shower. Pull-down ladder gives access to fully floored attic.

The client has had planning permission and drawings approved to extend the property both in terms of attic conversion and extension to the rear elevation.

The previous garage has been professionally remodelled and upgraded, clad with high performance Siberian larch and the garage offers two very functional areas that are currently used as a working-from-home space with vaulted ceiling, Velux windows and doors to gardens in addition to a separate area that offers an in-house gym facility.

Garden grounds are extensive, fully enclosed with patio area, decking area, bespoke bin store and great sized central lawn area with further decking for al-fresco dining and enjoying the evening sun.





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.

NM4468 | Sat Nav: 27 Doune Crescent, Newton Mearns, G77 5NR

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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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