



16 KIRKLANDS DRIVE

NEWTON MEARNS

www.corumproperty.co.uk





4 | BEDROOMS

4 | BATHROOMS

4 | PUBLIC ROOMS

An exceptional family home set within private, south facing garden grounds.

This is an exceptional detached villa built by Bryant Homes, that delivers excellent family accommodation encompassed over a two storey layout.

Set within fully enclosed, level south facing private garden grounds, the property also provides superb off-street parking to the front driveway which gives access to integral double garage.

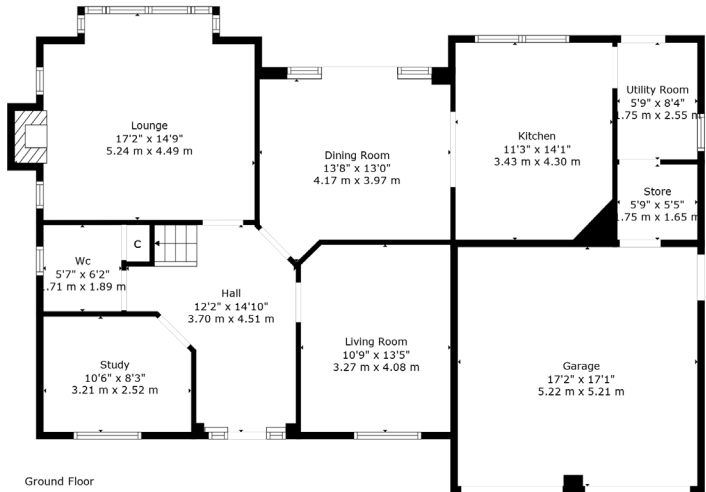
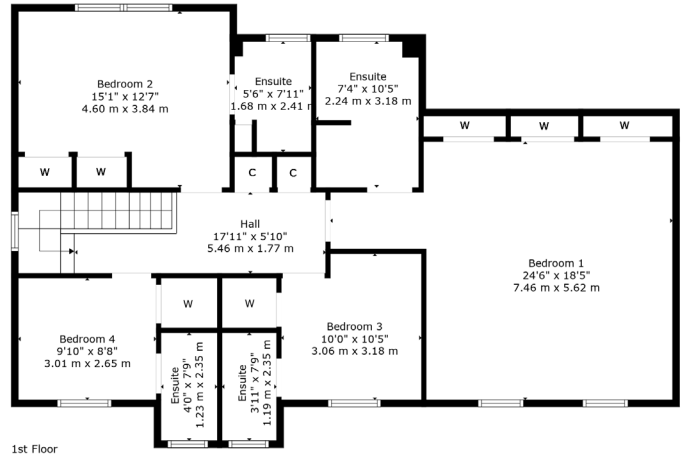
The property has been maintained to exacting standards by the long-term owners and notable features include gas central heating system with Worcester boiler, double glazed windows and doors, security alarm system and modern/ upgraded bathrooms and en-suites.

The ground floor is accessed via external pillared canopied entrance leading into an impressive, traditional style reception hallway with feature oak flooring, contemporary styled under stair WC/cloaks, rear south facing bay windowed lounge with focal point fireplace, family room, home office, spacious dining room with French doors to gardens, and the dining room is nicely opened to a fitted kitchen with island and full range of integrated appliances. Great sized utility room with door into gardens, separate laundry room and integral access to double garage.

Large upper landing area with feature window, the landing giving access to an outstanding sized principal bedroom with extensive built in storage and large en-suite bathroom, large sized guest bedroom with built in storage and modern en-suite shower room and bedrooms three and four also provide their own en-suite facility and generous walk in wardrobe areas. Large partially floored attic.

Broad fronted gardens with the aforementioned driveway giving access to integral double garage. Large patio area to the rear with lawn area and privacy retained by established trees and hedging.





Mearns Kirk provides a variety of residential cul-de-sacs, childrens' play parks, open lawn amenity grounds and bridle paths which all add to the family environment. Newton Mearns is one of the most sought after suburbs within the south side of Glasgow. Offering nationally recognised schooling, the development is a short distance away from excellent shopping at The Avenue at Mearns Cross. 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. There are excellent transport links at Whitecraigs and Patterson Train Stations.

NM4470 | Sat Nav: 16 Kirklands Drive, Newton Mearns, G77 5FF

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.



WE'RE **SOLD** ON
YOUR FUTURE



Corum Newton Mearns
134 Ayr Road, Newton Mearns, G77 6EG

Tel: 0141 639 5888

Email: n.mearns@corumproperty.co.uk

www.corumproperty.co.uk