



**11 LARCHFIELD AVENUE**

NEWTON MEARNS

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4 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

**Beautifully presented, 1930's semi detached bungalow in popular pocket of Mearns.**

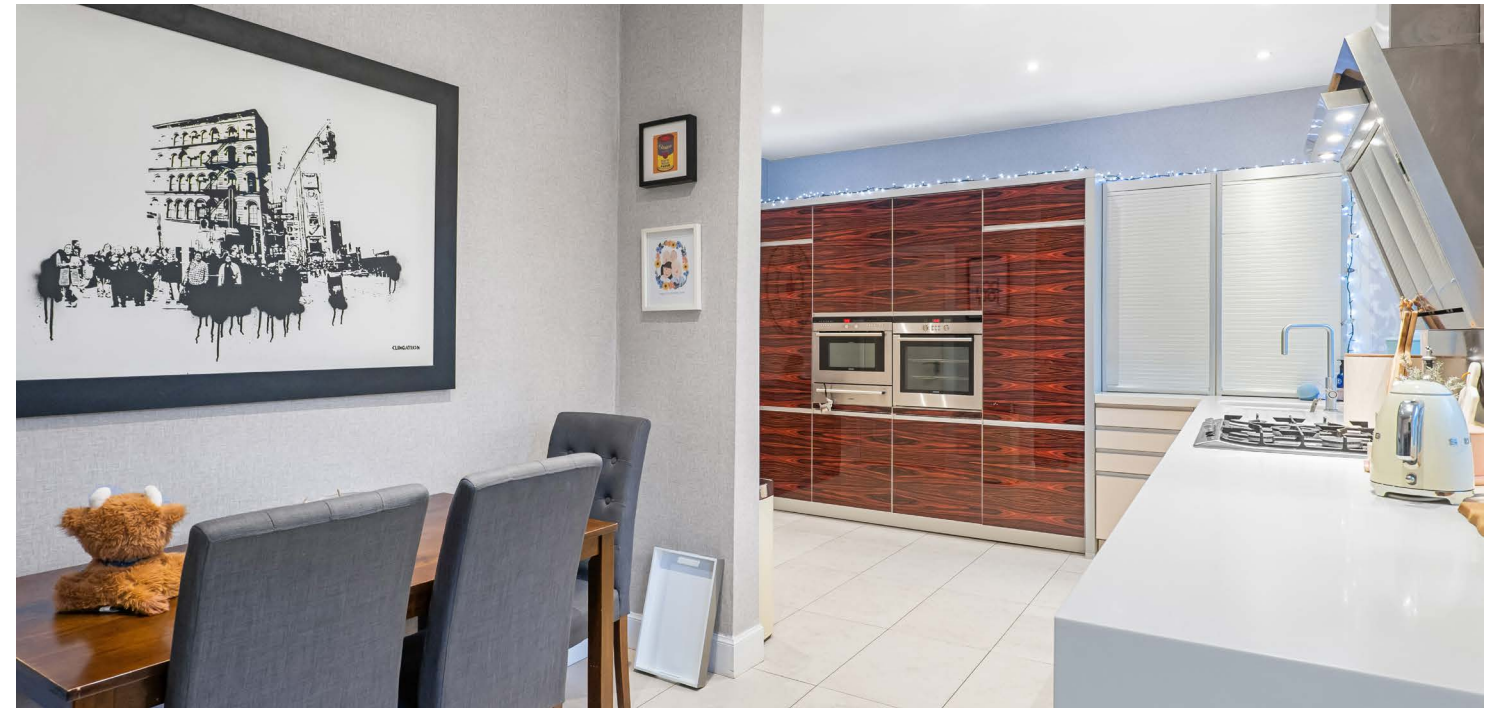
Corum are delighted to present to the market this traditional, 1930's semi detached bungalow that enjoys a much admired pocket within Newton Mearns.

Distinguished by its traditional frontage, displaying decorative stained glass windows, and set under a rosemary tiled roof system, the house delivers a beautiful interior and retains lovely period design.

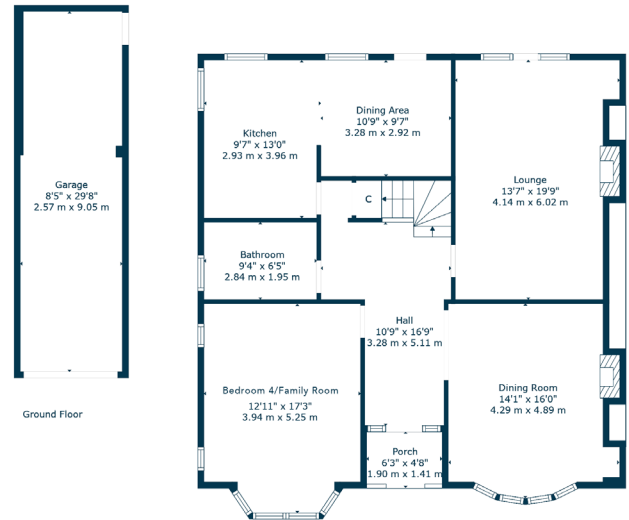
Entrance porch with decorative stained glass windows leads into a beautiful reception hallway with feature flooring and panelling, access to rear facing lounge with doors to gardens, family room/downstairs bedroom four, formal dining room, beautifully fitted family bathroom and modern dining sized kitchen with a range of integrated modern appliances. The ground floor is completed by under stair storage. Spacious landing area gives access to three double sized bedrooms, built in storage provided and a contemporary fitted WC. Extensive eaves storage offering scope for further development. The specification of the house includes a system of gas central heating with serviced boiler system and security alarm system.

Highly private, delightful, mature garden grounds are provided with lawn area to front, rear garden area with well stocked planting area, lawn and decking areas. Tandem garage providing storage.









The property is superbly located for nearby high achieving primary and secondary East Renfrewshire schooling. Mearns Cross Shopping Centre and Greenlaw Village are both a short distance away, and retail outlets, motorway, road and train links (Patterson Station) providing swift access to the city centre are within easy reach. There is a myriad of sport and leisure facilities available within the area and the property is also a short distance away from the countryside and equestrian facilities.

**NM4484** | Sat Nav: 11 Larchfield Avenue, Newton Mearns, G77 5PW

For the full home report visit [www.corumproperty.co.uk](http://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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