



**55 CASTLEHILL DRIVE**

NEWTON MEARNS

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

**A traditional semi detached property enjoying a highly popular location.**

This traditional semi detached chalet style villa enjoys a quiet yet convenient location within this popular pocket of Newton Mearns. Conveniently positioned for all local amenities and excellent local schooling, set within private, mature rear garden grounds and with the additional benefit of a garage conversion.

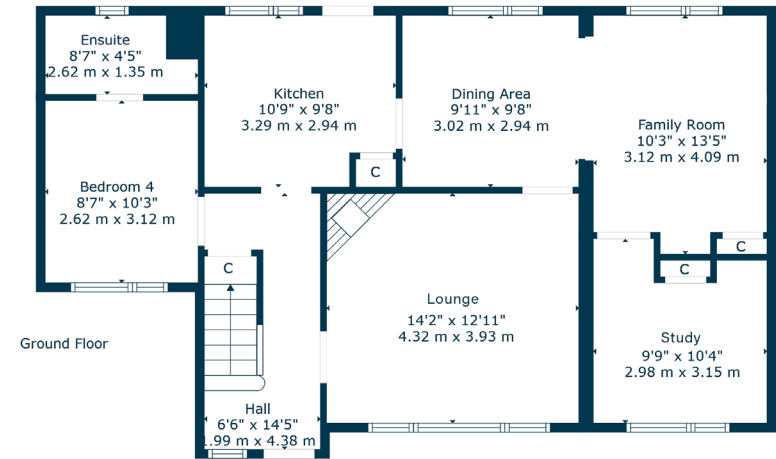
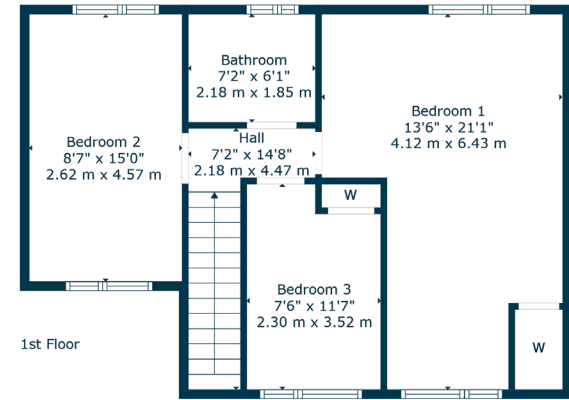
The ground floor accommodation extends to traditional style reception hallway, generous front facing formal lounge, fitted kitchen with a range of wall and base mounted units and access to rear gardens. The dining area which by virtue of single storey side extension provides open plan access through to sitting area and then further downstairs study/home office. The ground floor is completed by a garage conversion providing en-suite bedroom. Upstairs provides fantastic principal bedroom, second good double bedroom, good third bedroom and main family bathroom. The specification includes a system of warm air central heating and double glazing. Additional storage provided by way of cellar space.

Externally the property is set within private, mature and easily maintained rear garden grounds. Driveway to front providing vehicular parking.









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 at Hazeldene. Local train stations include Whitecraigs Station and Patterton Station.

**NM4538** | Sat Nav: 55 Castlehill Drive, Newton Mearns, G77 5LB

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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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