



65 BEECH AVENUE

NEWTON MEARNS

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3 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

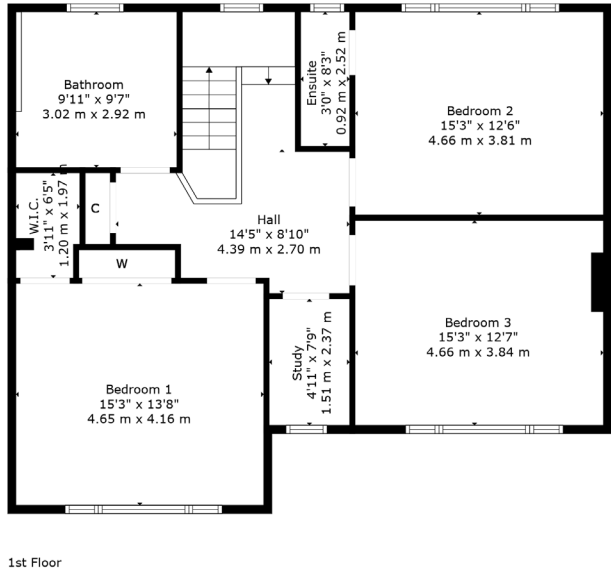
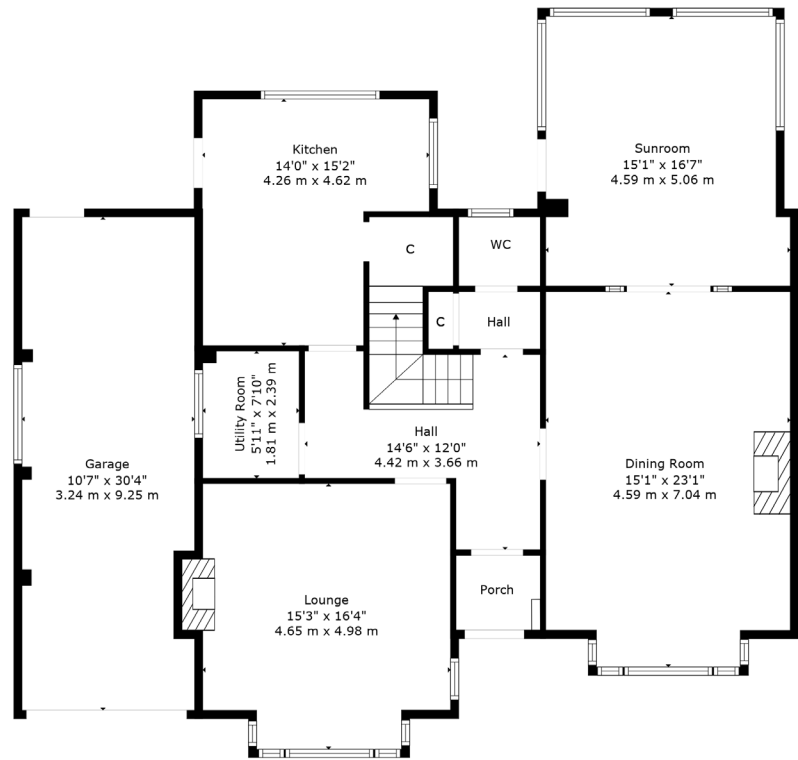
A beautiful semi detached villa set within level garden grounds

This traditional double fronted semi detached villa enjoys a highly sought after location within this prime residential suburb of Newton Mearns. Beautifully presented throughout, the subjects are set within private level rear gardens and offer a wonderful opportunity to the local marketplace.

Ground floor accommodation extends to entrance vestibule, traditional style reception hallway with WC adjacent, generous formal lounge with feature fireplace, splendid formal dining/sitting room with feature fireplace and access through to lovely rear facing garden room with access to gardens. The ground floor is completed by a contemporary fitted kitchen with a range of wall and base mounted units and access to gardens. Upstairs a bright and spacious landing area gives access to generous principal en-suite bedroom, two further great double bedrooms, home office/study and contemporary main family bathroom with separate shower. Additional storage provided by way of attic space. The specification of the property includes a system of gas central heating, double glazing, quality kitchen and bathroom, stylish tiling, feature oak and glass staircase, upgraded internal pass doors on the ground floor and overall, the subjects are beautifully presented and decorated throughout.

Externally the property is set within lovely, private, level rear garden grounds which are mature, established and designed for ease of maintenance. Driveway to front providing ample vehicular parking leading to garage, fitted with power, light and electric roller door.





Newton Mearns is one of the most sought after suburbs within the south side of Glasgow. The property is superbly situated 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. Local train stations include Whitecraigs Station and Patterton Station.

NM4540 | Sat Nav: 65 Beech Avenue, Newton Mearns, G77 5QR

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

Tel: 0141 639 5888

Email: n.mearns@corumproperty.co.uk

www.corumproperty.co.uk