



**7 ALDTON AVENUE**

NEWTON MEARNS

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**5 | BEDROOMS**

**4 | BATHROOMS**

**3 | PUBLIC ROOMS**

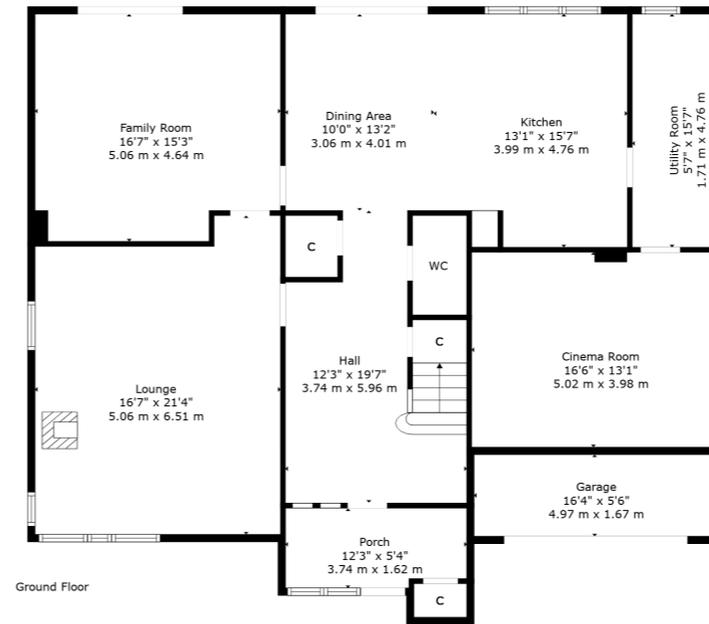
**This is a stunning, contemporary, 5 bedroom detached villa set within beautifully landscaped private garden grounds.**

Forming part of this much admired, residential development by Mactaggart & Mickel, Corum are delighted to present to the market this detached villa (The Spence). The property delivers exceptional family accommodation that is both bright, airy and offers exceptional room sizes and classically proportioned ceiling heights.

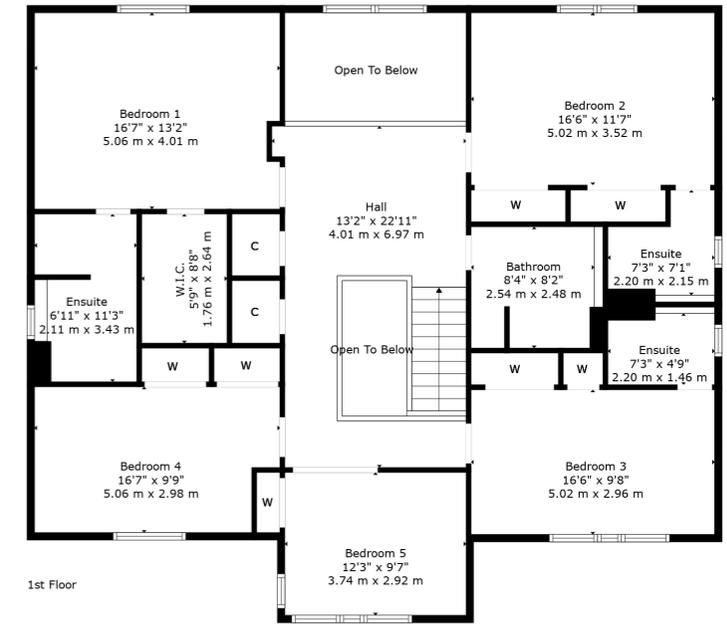
Extending to approximately 3100 square feet or thereby, the many notable features of the property include enhanced flooring by Amtico, high performance gas central heating system, and anthracite grey double-glazed windows with double glazed composite door systems. The property extends to the following accommodation: spacious entrance vestibule with generous cloaks storage, feature inner doorway leading into a magnificent double height reception hallway with galleried landing, downstairs WC, and additional deep storage cupboard. There is a large, stunning corner lounge with focal point log burning stove, concealed accent lighting, and sliding door leading through to a spacious family room with patio doors to gardens and feature decorative acoustic wall panelling. The family room leads through to a splendid sized dining kitchen with feature double height glass window to rear, patio doors and full range of integrated Siemens appliances in addition to granite worktops and modern units. Large utility/laundry room with pulley and access to the converted garage, which is currently used a games/cinema room. Magnificent galleried landing at the upper level which is bathed with natural light and gives access to generous storage cupboards. Principal bedroom with fully fitted walk in closet/dressing area, beautiful en-suite bathroom with separate shower enclosure. Bedrooms two and three have extensive built in storage and lovely en-suite shower rooms. A fifth bedroom/study with bespoke built in cabinets and a main family bathroom complete the upper accommodation. Large partially floored attic.

The garden grounds are undoubtedly a main feature of the property with the house being set in level lawned gardens to front and rear with broad frontage and driveway parking. Laid in 2024 a beautiful porcelain patio and landscaped pathway to the rear in addition to raised planting beds and composite decking area. Children's playhouse. External water tap and security lighting.





Ground Floor



1st Floor



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.

**NM4584** | Sat Nav: 7 Aldton Avenue, Newton Mearns, G77 5UR

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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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