



4 MATHERTON AVENUE

NEWTON MEARNS

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4 | BEDROOMS

2 | BATHROOMS

5 | PUBLIC ROOMS

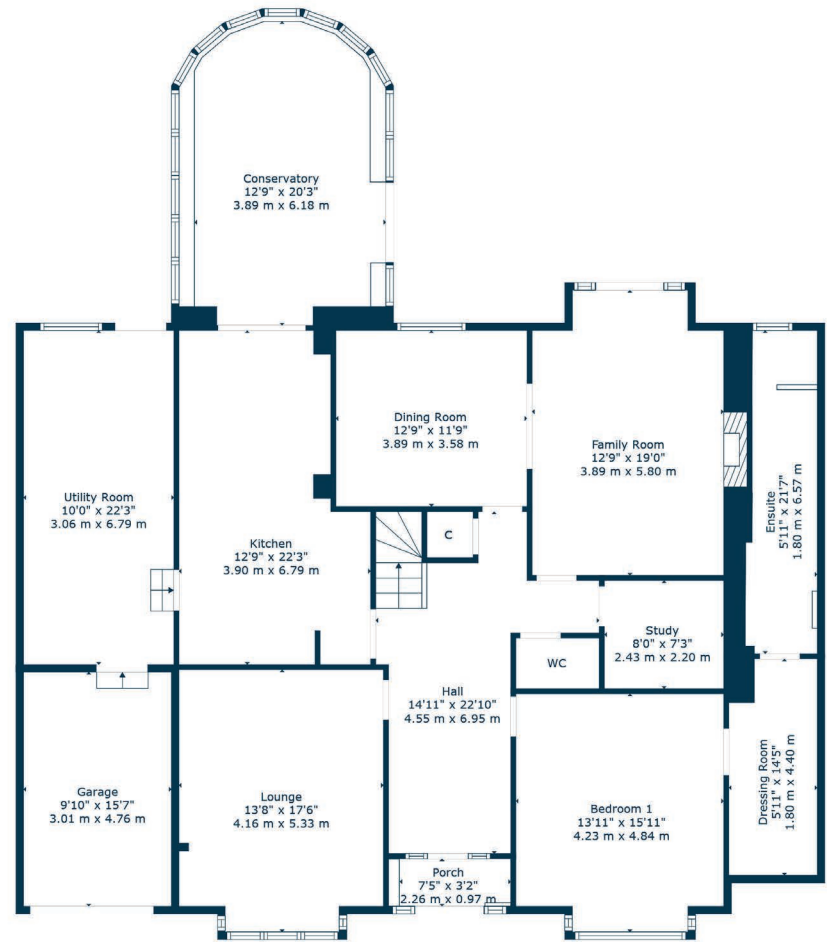
An impressive, detached family residence extending to approximately 3000 square feet or thereby.

This traditional 1930's detached residence has been enhanced, extended and remodelled by the long term owners to deliver an exceptional family home that is set within larger style, landscaped garden grounds. The house which is set under a re-slatted roof system has many notable improvements which include a gas central heating system with upgraded Worcester boiler, double glazed windows and doors, security alarm system, and the interior displays lovely, contemporary tones including modern fitted kitchen and bathrooms by Porcelanosa.

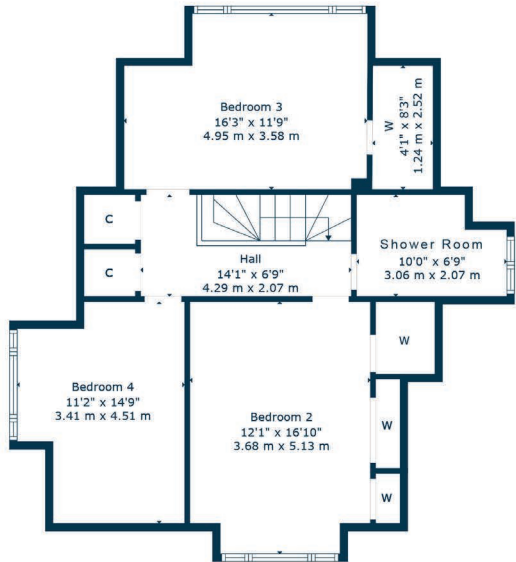
The accommodation on the ground floor offers entrance vestibule, lovely traditional reception hallway with storage, refitted panelled doors gives access to impressive lounge with focal point fireplace and French doors giving access to terrace, lounge also has French doors leading through to dining room, front facing bay windowed family room, particularly large refitted dining sized kitchen with a full range of Siemens integrated appliances, fitted dining bar and kitchen also opens to a beautiful double glazed conservatory with doors to gardens. There is underfloor heating in the entire kitchen and the conservatory area. The kitchen also gives access to a very large, fitted laundry room which gives access to gardens and garage. The principal bedroom is on the ground floor with feature bay window and access to fully fitted bespoke dressing room and beautiful en-suite bathroom with walk in shower and contemporary tiling. The ground floor is completed by a WC and most useful study. Spacious landing area leads to three double sized bedrooms, all with built in storage and a contemporary styled Porcelanosa fitted shower room.

Landscaped gardens with twin driveways at the front offering parking for multiple vehicles. Single garage with power and light that gives integral access to utility room. Large terrace area to rear with established lawn areas and planting areas. Timber garden hut.





Ground Floor



Floor 2

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

NM4616 | Sat Nav: 4 Matherton Avenue, Newton Mearns, G77 5EY

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.



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