



**48 NEWTON GROVE**

NEWTON MEARNS

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**4 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**An exceptional detached villa within a private, secluded cul-de-sac setting**

Forming part of this residential development by Cala & Dickie Homes, Corum are delighted to present to the market this detached villa by Dickie the Builder that enjoys an exceptional location within a private cul-de-sac.

The house is set within generous sized enclosed garden grounds that feature large driveway with double garage.

The property offers a wonderful opportunity to add value, redesign and create a spectacular property within a much admired, residential enclave of Newton Mearns.

Canopied entrance leads into a very generous, traditional style reception hallway with ample storage provided, dual aspect lounge with focal point fireplace, TV room, formal dining room/downstairs bedroom four, principal bedroom with large en-suite bathroom with separate shower, the bathroom also gives access into the hallway if required and the ground floor is completed by a dining sized kitchen with separate utility room. Spacious upper landing area used as a workstation space with access to two very generous sized bedrooms, both with built-in storage and a large separate shower room.

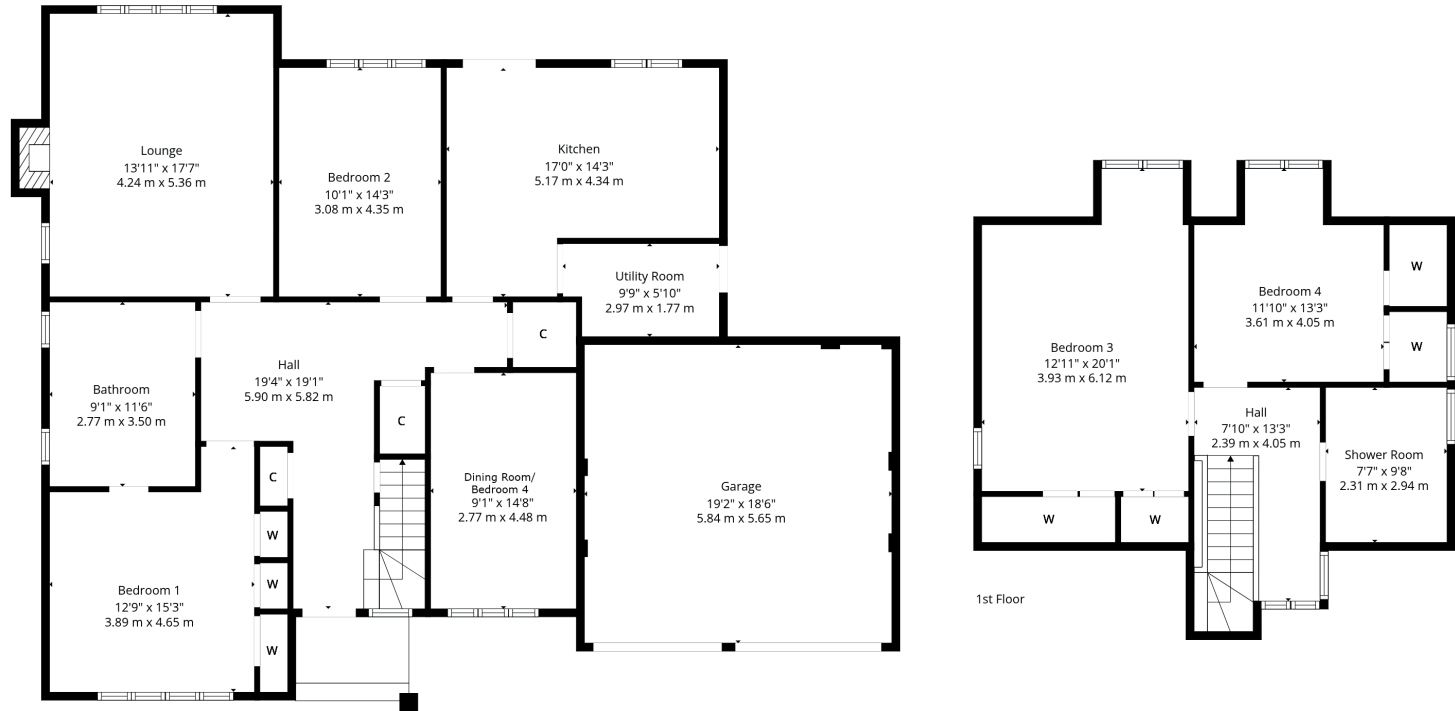
The property is set within lawned garden grounds which are fully enclosed and provide ample off-street Monoblock parking area giving access to double garage with remote control up and over doors.

The property has a system of gas central heating and double glazed windows.









Ground Floor

The property is within walking distance of nearby shops which include local restaurants and independent retailers, and The Avenue Shopping Centre at Mearns Cross provides a full array of further retailers including Marks and Spencer and Asda, etc. The property provides catchment for some of the best schooling within the area and there are excellent nearby transport links (Patterton Station and Whitecraigs Station) providing access to the city centre. Again, found locally there is a range of sports and leisure activities including parks, health clubs, gyms and golf courses.

**NM4682** | Sat Nav: 48 Newton Grove, Newton Mearns, G77 6QJ

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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YOUR FUTURE



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