



52 NEWTON GROVE

NEWTON MEARNS

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3/4 | BEDROOMS

2 | BATHROOMS

2/3 | PUBLIC ROOMS

An impressive, detached villa set within lovely private south facing gardens.

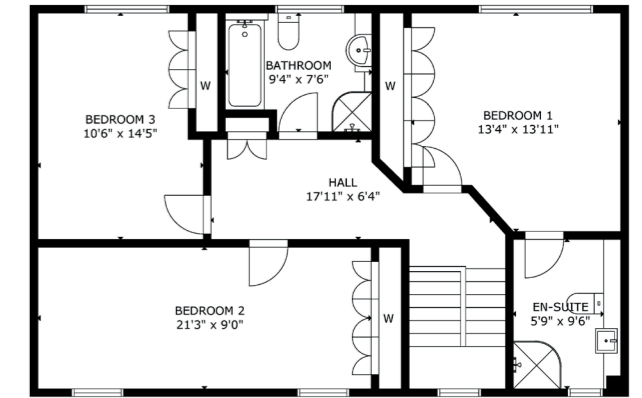
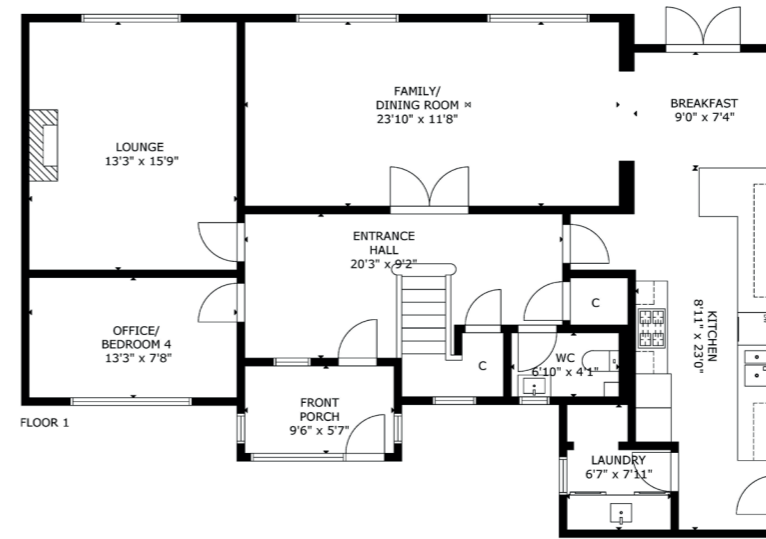
Newton Grove is one of the district's most admired exclusive residential developments and is known for its larger plots enjoying a convenient location for all of Newton mearns amenities.

Number 52 enjoys a lovely position within the development and the house is set within fantastic private landscaped garden grounds with larger driveway and detached double garage. The property is presented to the market in fantastic condition inside and out. Notable features, in addition to its sought-after location, include double glazed windows and doors, security alarm system, modern gas central heating, modern tiling and a spacious open plan dining kitchen/family area.

The ground floor offers an extended front porch, spacious reception hallway with storage adjacent, modern cloaks/WC, generous lounge with aspects to rear gardens, lovely home office/bedroom 4, fantastic open plan family/dining room leading to modern fitted kitchen with a range of appliances and breakfast bar. The ground floor is completed by a useful separate laundry/utility room. An impressive broad staircase leads to a bright and spacious upper landing with generous storage giving access to principal bedroom with storage and contemporary shower room, large double bedroom with dual aspects, third double bedroom and modern main family bathroom. Additional storage provided by way of attic space.

The property is set within fantastic rear landscaped garden ground which are south facing and retain a high degree of privacy. Monoblock driveway to font providing vehicular parking leading to double garage, fitted with power and light and electric charging point.





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.

NM4266 | Sat Nav: 52 Newton Grove, Newton Mearns, G77 5QJ

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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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