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5 Pilmuir Holdings
Newton Mearns | G77 6PS

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Offers Over £435,000



5 Pilmuir Holdings, Newton Mearns, G77 6PS

This detached 4 bedroom country residence is presented to market on the outskirts of ever popular Newton Mearns. The property is accessed via a private country road giving access only to a small number of other country steadings, providing a quiet escape from the bustle of the city. Adorned with stunning views of the Scottish countryside, this home enters on the ground floor by an expansive foyer giving access to the left and right wings of the property. To the left, you will find the generously sized master bedroom with wooden beam ceilings and a bonus additional space accessed via a small set of stairs within the bedroom. Also to the left wing is a family bathroom with white sanitaryware and full height tiling, and a laundry room. To the right, you will find a traditional farmhouse kitchen with wall and floor mounted cabinetry and feature tiling to the walls, which leads to the spacious living room and sunroom. Bedrooms 2, 3 and 4 are located in this area, and the right wing is complete with a second bathroom. The property specification includes private driveway, oil fired heating and UPVC double glazed windows. Situated within close proximity to desirable schooling and amenities, this property is sure to appeal to a wide range of buyers. Patterton and Whitecraigs Train Station connect the property to the remaining central belt, as does the nearby M77 motorway network. This property represents a truly unique opportunity for refurbishing or redeveloping in a much desired locale. Please note that this property will be sold without warranty on the systems and appliances and as seen.



All room measurements are taken from the longest and widest points and are approximate:-

Foyer: 7.67m x 2.01m

Kitchen: 3.18m x 2.30m

Living Room: 3.99m x 4.27m

Sunroom/ Conservatory: 2.24m x 5.51m

Master Bedroom: 5.96m x 4.54m

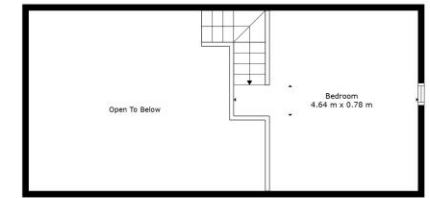
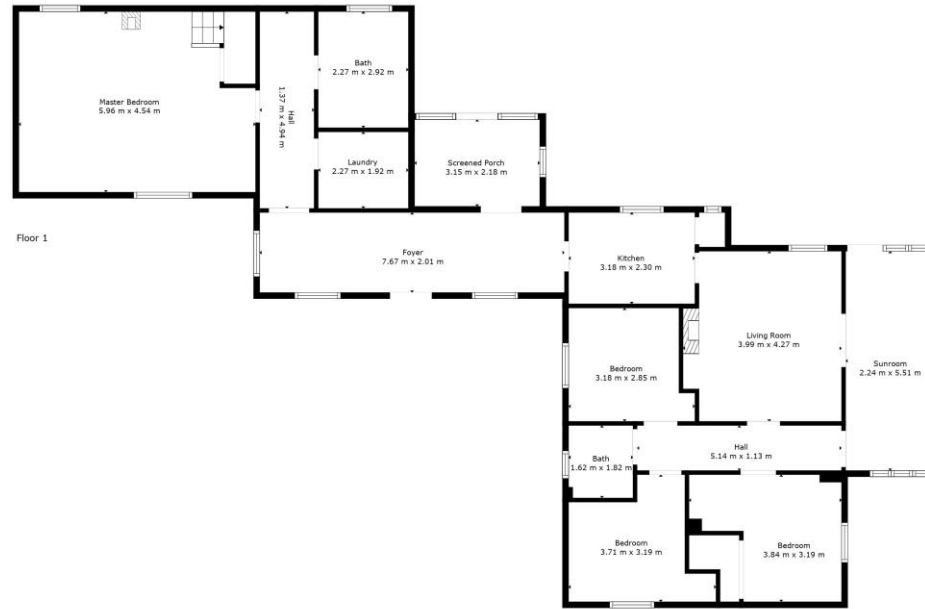
Master Bath: 2.27m x 2.92m

Laundry: 2.27m x 1.92m

Bedroom 2: 3.18m x 2.85m

Bedroom 3: 3.71m x 3.19m

Bedroom 4: 3.84m x 3.19m



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D		
39-54	E	43	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



TOTAL: 137 m²
 FLOOR 1: 131 m², FLOOR 2: 6 m²
 EXCLUDED AREAS: BEDROOM: 9 m², SCREENED PORCH: 7 m², OPEN TO BELOW: 24 m²,
 LOW CEILING: 14 m²

Floorplan Created By Procapture Media. Measurements Deemed Highly Reliable But Not Guaranteed.

