



RESIDENCE

11 Threave Place, Newton Mearns, G77 6YD

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Viewing by appointment with Residence Hamilton
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5 Bedrooms | 2 Public Rooms | 2 Bathrooms

An immaculately presented modern detached villa with beautifully maintained private gardens within this ever popular development.

Built by Bryant Homes, the property has a spacious and versatile layout and features a large principal bedroom with principal en-suite shower room, gas central heating and double glazing throughout.

The ground floor accommodation comprises a welcoming reception hallway, cloaks/wc, a bay windowed formal lounge with double glazed aspects to the front and access to the private rear garden from French doors to the rear, a formal dining room with bay window, a separate utility room with an outer door to the rear garden, a dining size kitchen with a range of floor and wall mounted storage units completing the downstairs accommodation is the study/bedroom five. On the upper floor, there are four generous sized bedrooms. The principal bedroom has its own en-suite shower room including full size bath whilst the main family bathroom has a three-piece suite incorporating wc, wash hand basin and bath.

The floor plan shall provide you with a detailed layout of this well laid out and comfortable home; however, we recommend viewing it to appreciate the quality of finishing and the convenient setting on offer.

To the front of the property is a mono-block driveway leading to a detached double garage, whilst the large private and enclosed rear garden is bounded by fencing, mature trees and features a lawn and patio. The double garage has been transformed into a large entertaining space which includes a bar. Furthermore, there is a floored loft.

Newton Mearns has excellent schooling, shopping facilities and bus services which links Glasgow and the surrounding towns and suburbs. The nearest train station is Whitecraigs which offers a park and ride facility with regular trains to Glasgow. There are excellent sports facilities nearby including Parklands Country Club, Whitecraigs Golf Club, bowling, tennis clubs and numerous parks and football pitches.



1345.00 sq ft | EER = C



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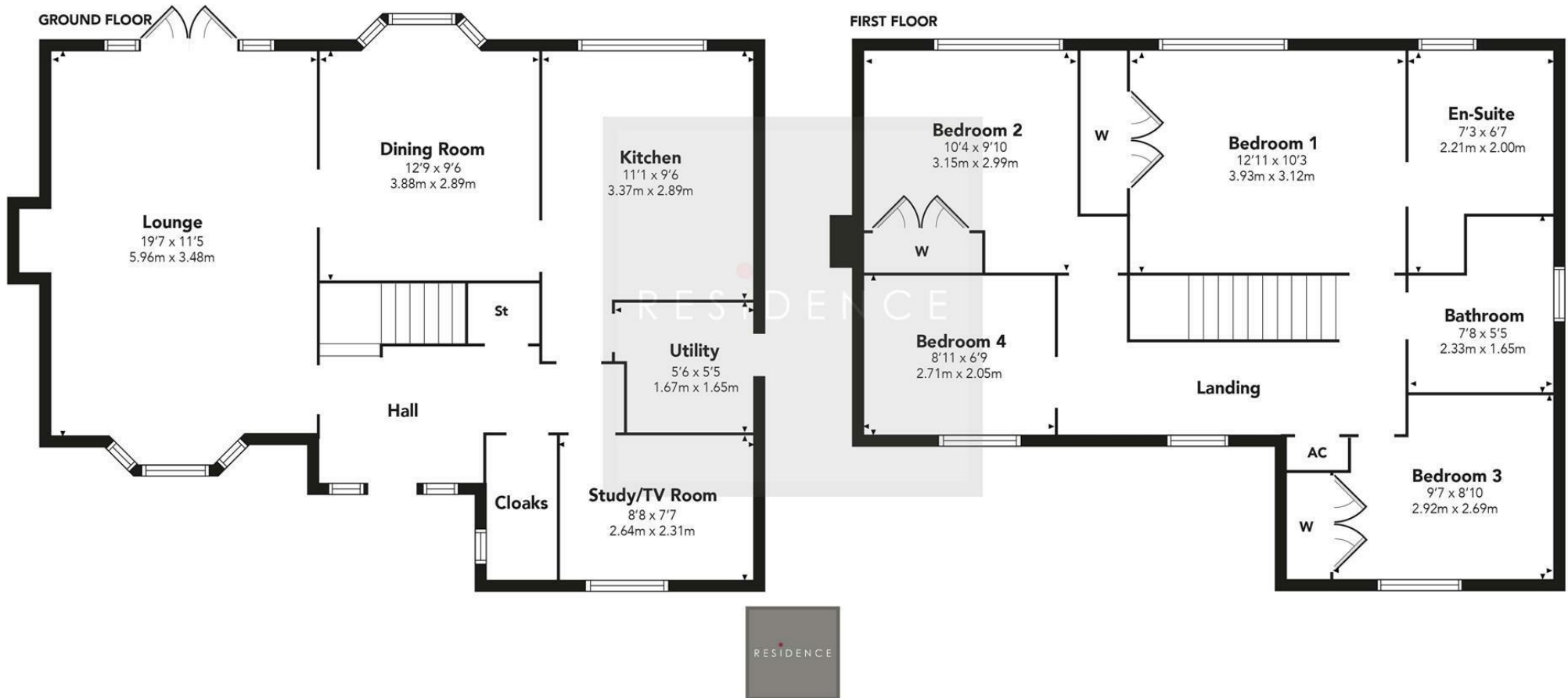


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Threave Place



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.