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**House - detached**  
**7 Deramore Avenue, Newton Mearns**  
**Offers over £625,000**



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MOVE QUICK are proud to present to the market this Traditional Detached Chalet Bungalow. A rare opportunity to acquire a superb 4 Bedroom property within the Whitecraigs footprint, without doubt one of Glasgow's finest locales. This property has been lovingly and painstakingly designed with the real family home in mind, creating a perfect mix of traditional and modern specification. To truly appreciate this modern classic property it must be viewed.

Upon entering this commensurate Bungalow you are drawn to the harmonious bay windows both Lounge and Family Room are entered from the welcoming Octagonal Reception Hallway that offers access to all accommodation on the ground floor. The well appointed and bright Lounge is flooded with natural light from the large bay window. A modern feature fireplace and real wood burning fire complement this beautiful room. Across the Hallway you will find the Family Room, the excellent natural light from the identical bay window is the main feature along with its bold decoration and high ceiling.

A large modern Kitchen is situated in the rear magnificent extension which is in keeping with the house style. French doors and skylights flood this room with natural light. Stunning contemporary range of wall and base storage units, Corian worktops, 5 burner gas range, oven, hood, integrated microwave and stylish central island unit. Extra storage off the Kitchen is found in the Utility Room with ample storage and space for washing machine, tumble dryer and further pantry room. Snug area is accessed off the kitchen which boasts an attractive feature multi fuel stove and chimney. This room also benefits fantastic natural light from its many skylight windows and double doors that open onto a low maintenance, fully enclosed, south facing garden with decking area. A secure storage room is also accessed from the rear garden.

This snug area naturally separates into a generous Dining area that comfortably accommodates a large dining table and chairs. Bright natural light from skylights flood this spacious area with a natural brick wall feature and access also to the rear garden area. Two good sized downstairs bedrooms, one of which includes large fitted storage cupboards. Another room currently used as an office could also be utilised as nursery or a further bedroom.

The stylish Family Bathroom has been finished to the highest quality offering a 3 piece Villeroy & Boch white suite including W.C, wash hand basin, freestanding bath and corner shower unit, finished off by fully tiled walls and a high quality wood flooring.

A stunning solid wood staircase leading from the Reception Hallway journeys onto an ample sized landing which offers access to all the upper accommodation which comprises of two spacious Bedrooms with fitted storage cupboards and access to further storage within the eaves. Bathroom with white suite, WC, bath with thermostatically controlled shower over.

The property specification includes gas central heating and double glazing.

A hugely popular suburb, Whitecraigs is located approximately 9 miles South from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Whitecraigs and its neighbouring suburb of Newton Mearns are recognised as providing amongst the highest standards of local amenities including health centres, banks, libraries, a variety of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart and Whitecraigs Golf Clubs. A number of private bowling and tennis clubs. For those with young families, the property is also located within walking distance of pick up points for all of Glasgow's major Private Schools and also lies within the catchment area for some of Scotland's highest attaining primary and secondary schools.



<b>Reception Hallway</b>	6.9m x 3.6m (22'8" x 11'10")
<b>Lounge</b>	5.8m x 4.2m (19'0" x 13'9")
<b>Family Room</b>	6.0m x 4.2m (19'8" x 13'9")
<b>Open Plan Kitchen/ Bar</b>	11.8m x 4.6m (38'9" x 15'1")
<b>Utility Room</b>	2.7m 1.3m (8'10" 4'3")
<b>Dining Room</b>	5.4m x 3.9m (17'9" x 12'10")
<b>Family Bathroom</b>	3.2m x 2.0m (10'6" x 6'7")
<b>Bedroom 5 / Office</b>	3.2m x 2.0m (10'6" x 6'7")
<b>Bedroom 1</b>	4.2m x 3.3m (13'9" x 10'10")
<b>Bedroom 2</b>	4.2m x 3.6m (13'9" x 11'10")
<b>Bedroom 3</b>	4.0m x 3.7m (13'1" x 12'2")
<b>Bedroom 4</b>	4.3m x 3.1m (14'1" x 10'2")
<b>Upper Bathroom</b>	2.5m x 2.0m (8'2" x 6'7")



**VIEWING:**

Strictly by appointment only

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**ACCESS FOR SURVEYORS:**

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**OFFERS:**

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