



**12 DUART DRIVE**

NEWTON MEARNS

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## 5 | BEDROOMS

## 3 | BATHROOMS

## 4 | PUBLIC ROOMS

**An outstanding, classically proportioned detached villa within splendid south facing gardens in the heart of the Broom Estate.**

Situated within the heart of the Broom Estate which is one of Newton Mearns' most sought after residential pockets, Corum are delighted to present to the market, this exceptional traditional detached villa that offers flexible and versatile family accommodation encompassed over a three storey layout.

Systematically improved, upgraded and remodelled by the present owners and presented to the market in excellent decorative order, the accommodation offers entrance vestibule, lovely traditional hallway with WC, beautiful dual aspect bay windowed lounge, bay windowed formal dining room/ideal large office space, beautifully appointed well fitted dining kitchen with a full range of modern units, integrated appliances, granite worktops and open to a lovely family sitting/dining area with French doors giving access to large south facing balcony to the rear. The first floor has a bright landing area with access to principal bedroom with built-in storage and en-suite shower room, three further bedrooms and a main family bathroom.

The lower ground level has been fully refurbished and upgraded to deliver lower hallway providing excellent storage, splendid family room/teenagers sitting room with patio doors to gardens, spacious utility room and the fifth bedroom on this level is beautifully appointed with stunning contemporary en-suite shower room with Porcelanosa finishes. There is wonderful potential for a self-contained apartment/granny flat on this lower level.

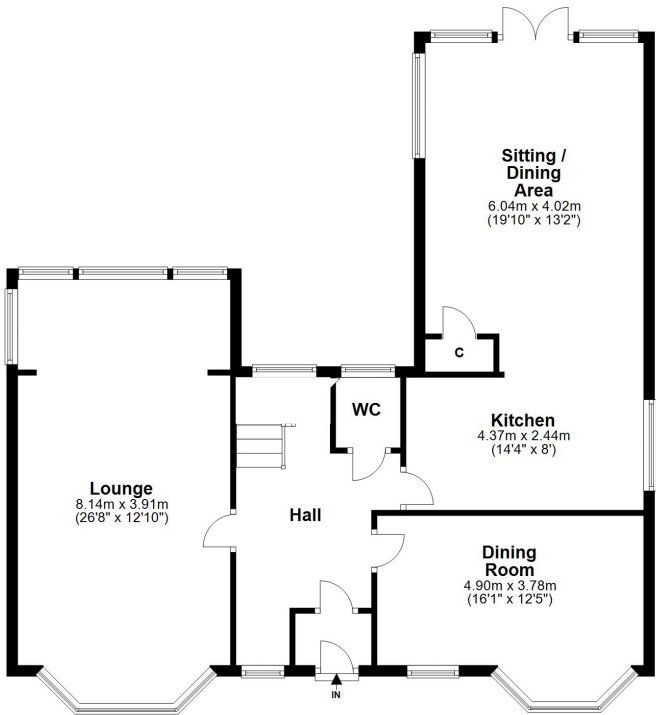
The property has been fastidiously maintained by the long term owners and has a modern specification of gas central heating, double glazing and security alarm system.

Broad fronted landscaped gardens with large driveway leading to detached garage, fitted with power and light. Horseshoe drive offering further parking to the front and fully enclosed, secluded large lawned gardens to the rear.

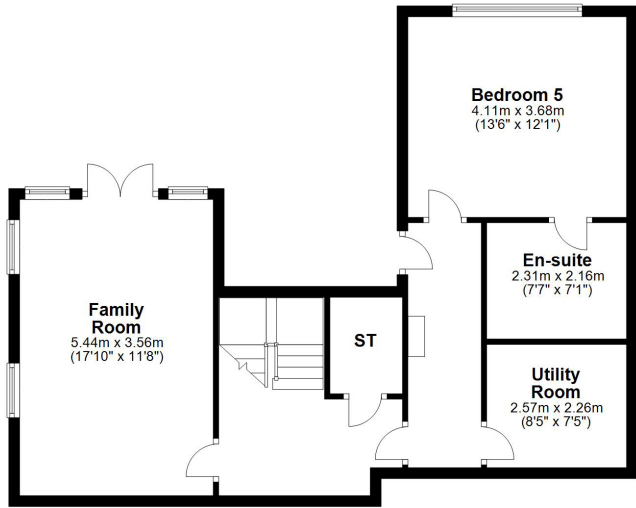




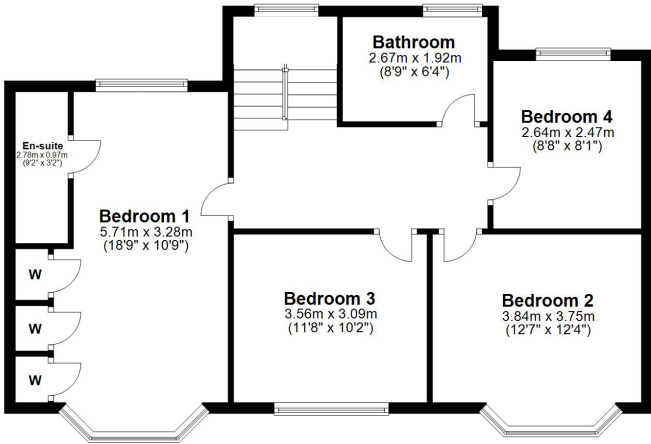




Ground Floor



Lower Ground Floor



First Floor

Newton Mearns is one of the most sought-after suburbs within the south side of Glasgow. The property is superbly placed for a wide range of amenities and indeed nationally recognised schooling. The property is a short distance away from excellent shopping at The Avenue at Mearns Cross and Greenlaw Village. There are an abundance of sports and recreational facilities found within the district which include excellent golf courses, parks, tennis clubs and there are a variety of country pursuits found nearby at Hazeldene. Local train stations include Whitecraigs Station and Patterton Station.

**NM4130** | Sat Nav: 12 Duart Drive, Newton Mearns, G77 5DS

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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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