



# THE PROPERTY

4 | BEDROOMS    2 | BATHROOM  
2 | PUBLIC ROOM

**A well presented 1930s style semi detached villa set in private grounds, South facing to the rear.**

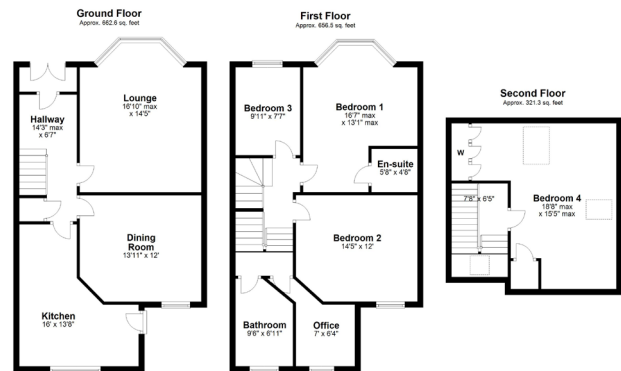
- Semi detached villa
- Bay window lounge, dining room
- Modern bright breakfasting kitchen
- 4 bedrooms, office, 2 bathrooms
- Gas central heating, double glazed
- Patio and enclosed rear gardens
- Driveway, garage

## Amenities

The property is positioned within walking distance of shops and amenities upon both Clarkston Road and Fenwick Road where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available the Sainsburys Local at Muirend, the Morrisons store at Giffnock or Newlands and The Avenue shopping mall in Newton Mearns. The shopping mall at Silverburn is a short drive to the West.







Total area: approx. 1640.5 sq. feet

**SS3987** | Sat Nav: 54 Fernleigh Road, Newlands, G43 2UB

All measurements and distances are approximate.  
Floorplans are for illustration purposes and may not be to scale.

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