



19 NEWTONLEA AVENUE

NEWTON MEARNS

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A traditional detached bungalow within highly secluded and private garden grounds.

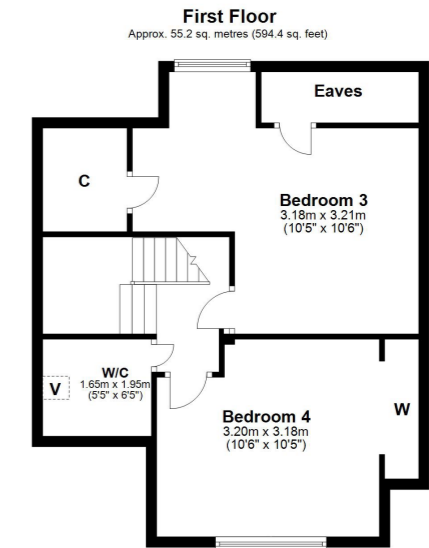
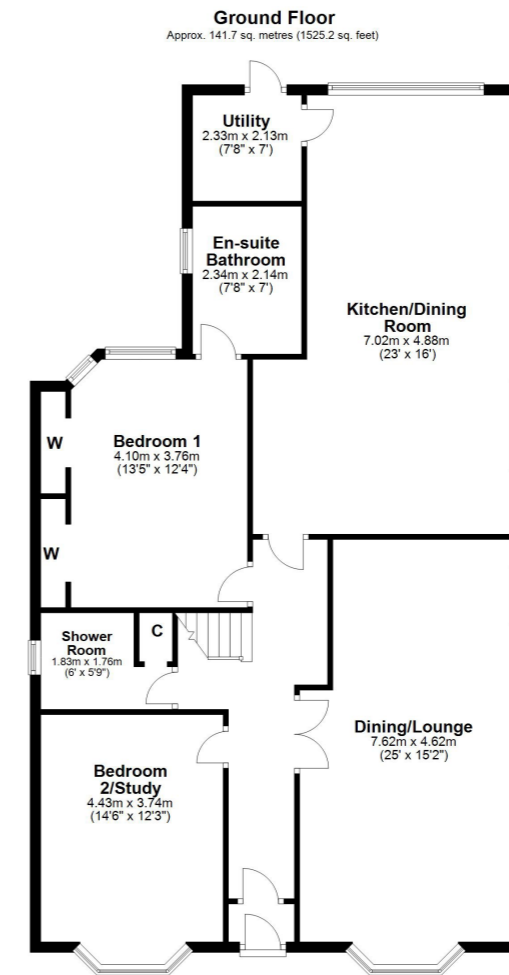
This is an utterly charming and deceptively spacious traditional detached bungalow that delivers extended and contemporary designed accommodation over a 2 storey layout. The property is set within delightful, private and secluded garden grounds with long driveway and garage and the property retains complete privacy.

Distinguished by its enhanced 25 foot lounge/dining room, 23 foot dining kitchen and lovely ground floor principal bedroom with en-suite bathroom, the property offers highly versatile and flexible accommodation and would suit a broad range of buyers.

Ground floor extends to lovely sized reception hallway, 25 foot combined lounge/dining room with dual aspects, downstairs home office/bedroom four, principal bedroom with extensive built in storage and contemporary styled en-suite bathroom, downstairs modern shower room and the heart of the house is a 23 foot dining kitchen with island, separate laundry room giving direct access onto gardens. The upper landing area gives access to separate WC, two further double bedrooms, both with extensive storage. The specification of the property includes a system of gas central heating with Worcester boiler (annually serviced) and double glazing.

Set within delightful, mature landscaped garden grounds with level driveway offering parking for multiple vehicles. Timber garage. Timber garden hut. Secluded lawn area and patio area.





Situated within a highly sought after pocket of Newton Mearns, the property is superbly placed for a wide range of amenities including nationally recognised schooling. Local shops include a small supermarket, café, restaurant, off-licence, doctor, chemist, optician and hairdresser. Nearby, The Avenue Shopping Centre and Greenlaw Village offer several supermarkets, a wide range of shops and a local library. Leisure/sport amenities include local parks, health clubs/gyms, golf courses and garden centres. Excellent local transport links, bus and rail, provide swift access to city centre (bus stop nearby) and there is easy access to motorways and to the Ayrshire coast.

NM3856 | Sat Nav: 19 Newtonlea Avenue, Newton Mearns, G77 5QA

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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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