



**54 FALCON DRIVE**

NEWTON MEARNS

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c o r u m





**3 | BEDROOMS**

**3 | BATHROOMS**

**2 | PUBLIC ROOMS**

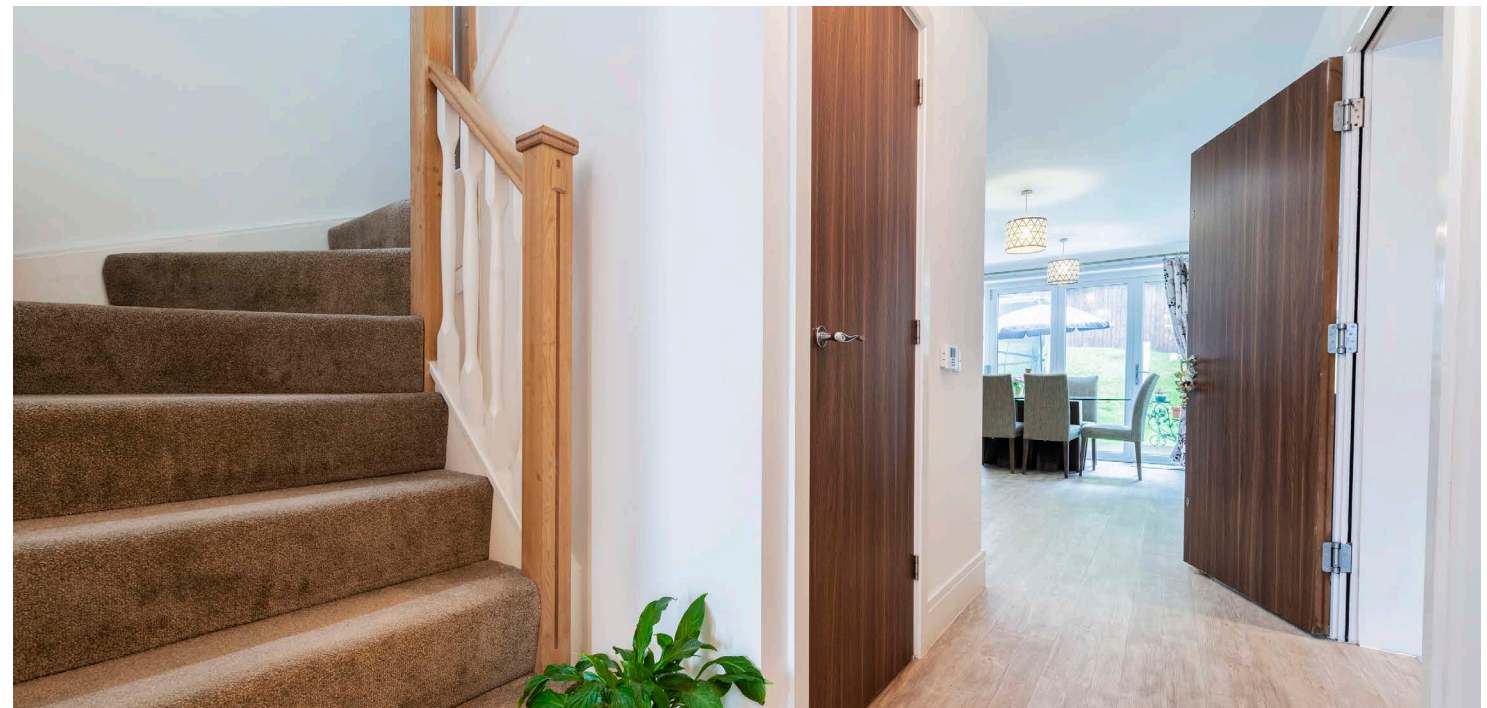
**A wonderful, detached villa set within a private cul-de-sac location.**

This modern detached villa built by Avant Homes boasts a quiet cul-de-sac location within this increasingly sought-after development. Presented to the market in turnkey condition the subjects offer a great opportunity to the local marketplace.

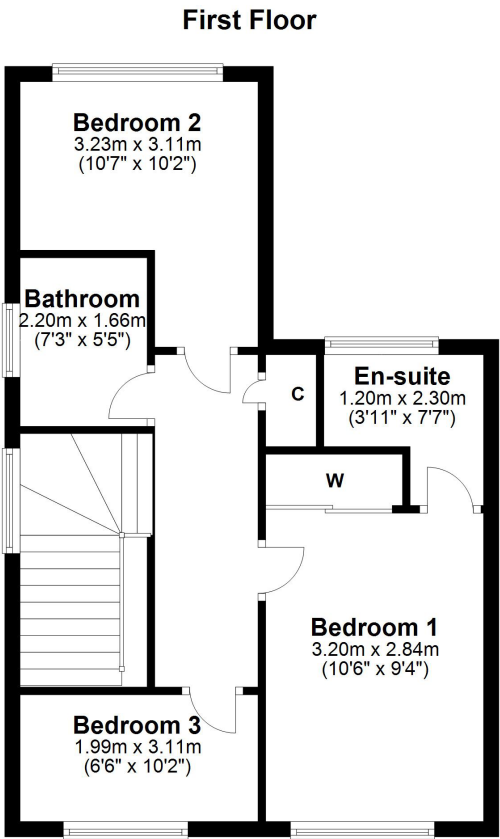
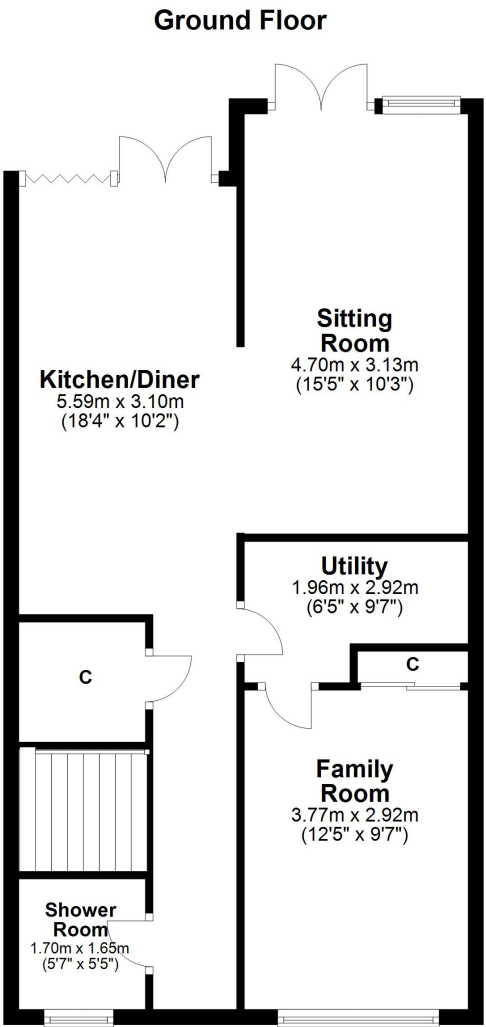
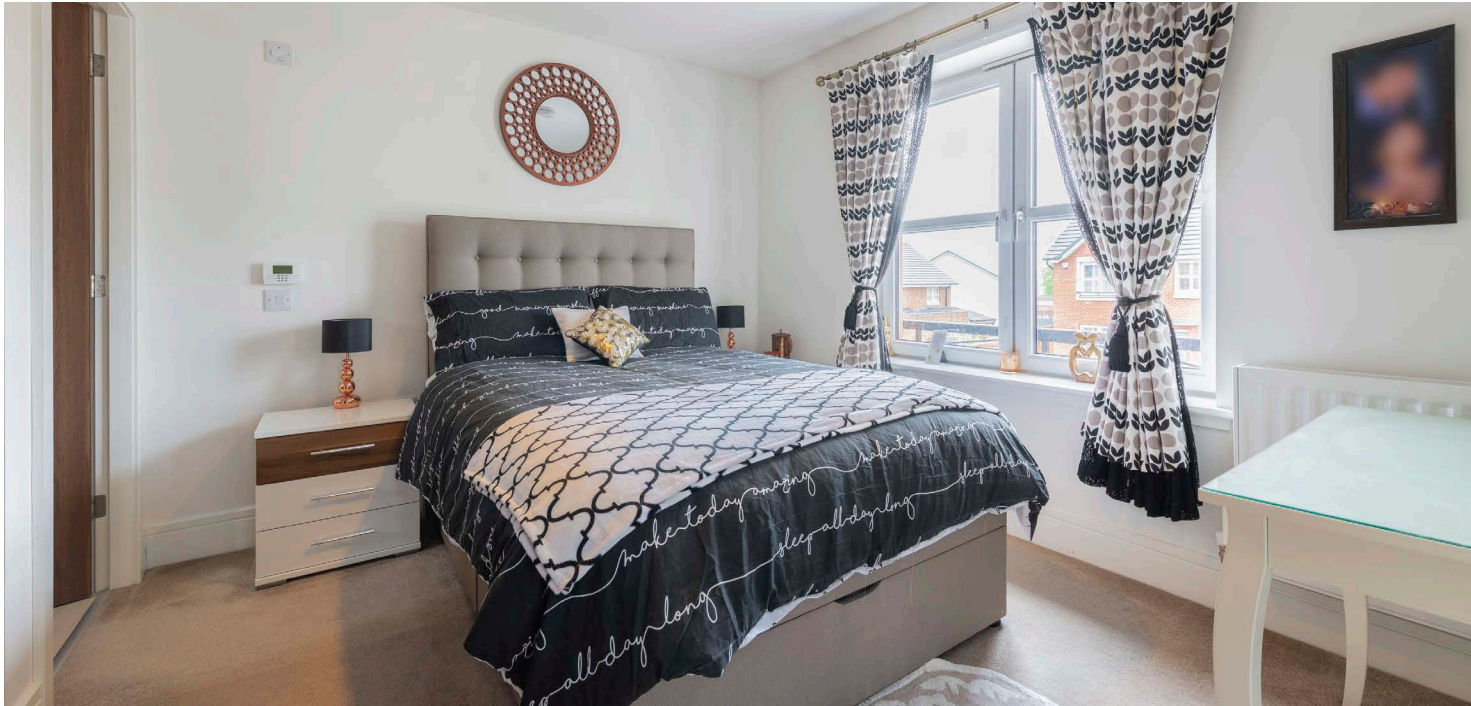
The accommodation extends to traditional style reception hallway with upgraded shower room and under stair cupboard off, a fantastic and expansive dining kitchen with a range of integrated appliances and contemporary units, open plan to spacious family room both with direct access to landscaped westerly gardens. The ground floor is completed by an exceptional garage conversion which has created a useful utility and storage area and a spacious front facing lounge which in turn could be an office or bedroom space. Upstairs a bright and spacious landing area gives access to generous principal bedroom with fitted wardrobes and stylish en-suite shower room, two further good bedrooms and a beautifully appointed main family bathroom. The specification of the property includes a system of gas central heating, double glazing, quality and upgraded sanitary ware, stylish co-ordinated tiling and overall, the property is excellently presented, decorated and designed throughout.

Externally the property is set within private and easily maintained garden grounds with patio and lawn area. Driveway to front providing vehicular parking.









The property is positioned within close proximity of local shops and amenities at Greenlaw Village. The Avenue Shopping Mall is a short drive away. The property is superbly placed for a wide range of amenities and indeed nationally recognised schooling. There are excellent communication links via road and rail to the city centre and beyond with the nearest train station being Patterton Train Station. Sports and leisure facilities are well catered for within East Renfrewshire and these include golf clubs, tennis and bowling clubs and Parklands Country Club.

**NM3864** | Sat Nav: 54 Falcon Drive, Newton Mearns, G77 6WL

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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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Corum Newton Mearns  
134 Ayr Road, Newton Mearns, G77 6EG

**Tel:** 0141 639 5888

**Email:** [n.mearns@corumproperty.co.uk](mailto:n.mearns@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)