



**1 BELFORD COURT**

NEWTON MEARNS

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4 | BEDROOMS

4 | BATHROOMS

2 | PUBLIC ROOMS

**A contemporary designed and upgraded detached villa within the popular Mearnskirk development.**

This modern detached villa is the only one of its type within this much admired modern development within Mearnskirk. The property has recently undergone a contemporary redesign program and is set within a private cul-de-sac as well as enjoying completely level south facing garden grounds to the rear.

The property would offer a turn-key solution to most buyers and notable improvements include upgraded Worcester boiler and gas central heating system, double glazed windows and doors and all bathrooms and the kitchen have all been upgraded within the last 18 months.

Canopied entrance leading into a traditional style reception hallway, a spacious lounge with focal point stone Minster fireplace with gas fire insert. A further hall leads into WC/ Cloaks with storage and a splendid open plan kitchen/ dining/family room to the rear with French door access to slabbed patio area and gardens, a spacious fitted utility room completes the ground floor. First floor landing area provides access to three king sized bedrooms all with their own en-suite facilities, one of which has a contemporary styled free standing bath. A second floor landing provides access to the fantastic master bedroom with built-in storage and en-suite shower room.

Driveway parking to the side gives access to a double garage (17'2" x 16'5") with twin remote control roller doors. Fitted with power and light. Fully gated enclosed gardens to the rear with south facing lawn and patio.









Total area: approx. 200.6 sq. metres (2159.3 sq. feet)

Mearnskirik provides a variety of residential cul-de-sacs, childrens’ play parks, open lawn amenity grounds and bridle paths which all add to the family environment. Newton Mearns is one of the most sought after suburbs within the south side of Glasgow. Offering nationally recognised schooling, the development is a short distance away from excellent shopping at The Avenue at Mearns Cross. 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. There are excellent transport links at Whitecraigs and Patterson Train Stations.

NM3899 | Sat Nav: 1 Belford Court, Newton Mearns, G77 5FA

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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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