



30 DEACONSGRANGE ROAD

MEARNS GROVE

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4/5 | BEDROOMS

4 | BATHROOMS

3/4 | PUBLIC ROOMS

An impressive 4/5 bedroom detached villa within particularly large, enclosed garden grounds.

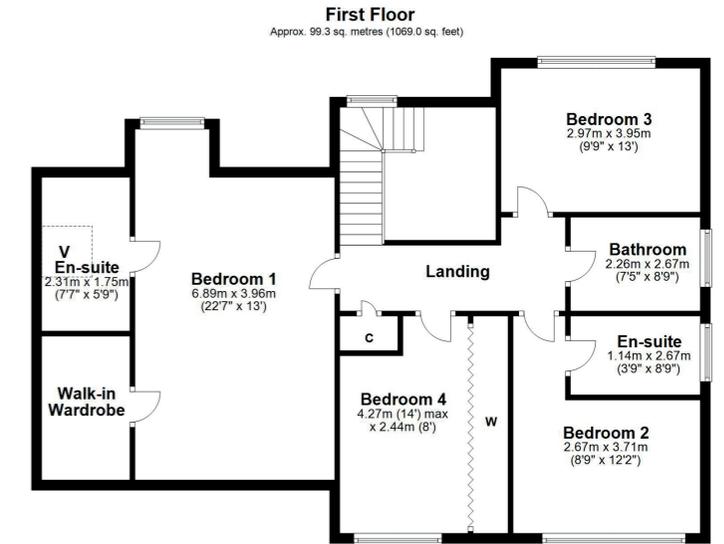
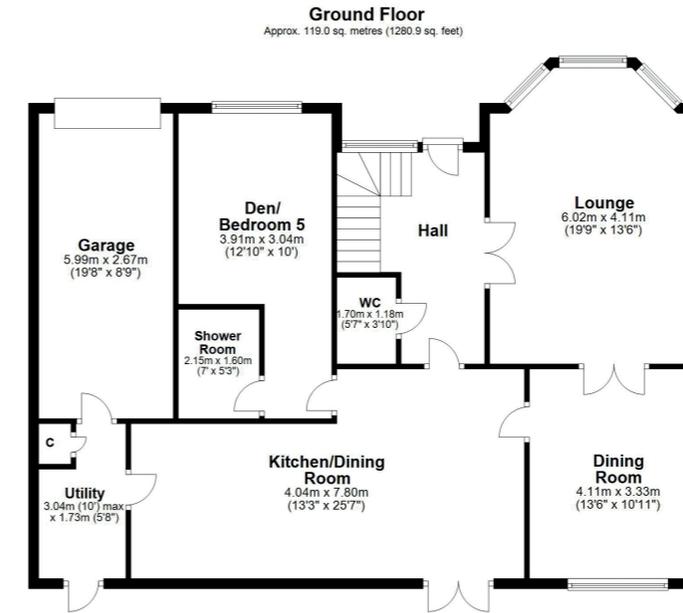
This Stewart Milne Marchmont II modern detached villa is set within outstanding sized, fully enclosed garden grounds and is positioned at the end of a private residential cul-de-sac. The property is presented to the market in excellent decorative order throughout and early viewing is recommended by the agent.

Canopied entrance leads into an impressive galleried reception hallway with feature flooring. French doors lead through to a bay windowed lounge with focal point fireplace with living flame fire. Further French doors access through to a spacious dining room, nicely linking to a larger style dining/family kitchen with German designer units, full range of integrated Siemens appliances and French doors to gardens. Part of the garage is converted to create a guest room/ den with en-suite shower room. Fully fitted utility room off the kitchen gives integral access to a single garage (19'8" x 8'9"), and a downstairs WC completes the ground floor accommodation.

Galleried landing with storage gives access to a large impressive principal bedroom with walk in dressing room and full en-suite bathroom with double shower enclosure and separate bath. Three further double bedrooms all with built in wardrobes. Second bedroom benefits from an en-suite shower room and there is a main family bathroom with bath and separate shower enclosure. Partially floored attic.

The garden grounds are undoubtedly one of the main features of the house and to the rear, provide patio and an expansive lawn area that is fully enclosed. Driveway parking to the front.





Forming part of this much admired and highly sought after private residential development, this modern detached villa would suit a broad range of buyers. The development is perfectly placed for a variety of amenities which include Mearns Cross Shopping Centre, which is a short drive away, Greenlaw Village which offers Waitrose and excellent further shopping facilities, nearby motorway links and Deaconsbank Golf course and Patterton Train Station are a short distance away. An abundance of sports and leisure facilities are available within East Renfrewshire including David Lloyd Sports Club, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was recently voted UK's Best Park of 2016.

NM3906 | Sat Nav: 30 Deaconsgrange Road, Mearns Grove, G46 7UL

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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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