



**49 CALICO ROAD**

STEWART GARDENS, NEWTON MEARNs

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







**4/5 | BEDROOMS**

**3 | BATHROOMS**

**4 | PUBLIC ROOMS**

**An exceptional contemporary designed detached villa within large corner gardens and detached double garage.**

Forming part of this much admired, private development by Mactaggart & Mickel, Corum are delighted to present to the market this contemporary styled detached villa (The Schaw) which occupies a superb setting within large, level corner garden grounds and has open aspects to the front and rear.

The house has some exceptional finishes and contemporary design elements including an expansive open plan kitchen/dining/family room with modern kitchen and integrated appliances, exceptional lounge with sliding pocket doors to dining room and useful downstairs bedroom five/home office.

Notable finishes and features include a high-performance energy efficient gas central heating system powered by a Daikin hybrid boiler with air source heat pump, double glazed windows and doors, security alarm system, Amtico flooring, electric blinds in the family area, integrated appliances including a Franke 4 in 1 tap, along with Porcelanosa sanitary ware and tiling.

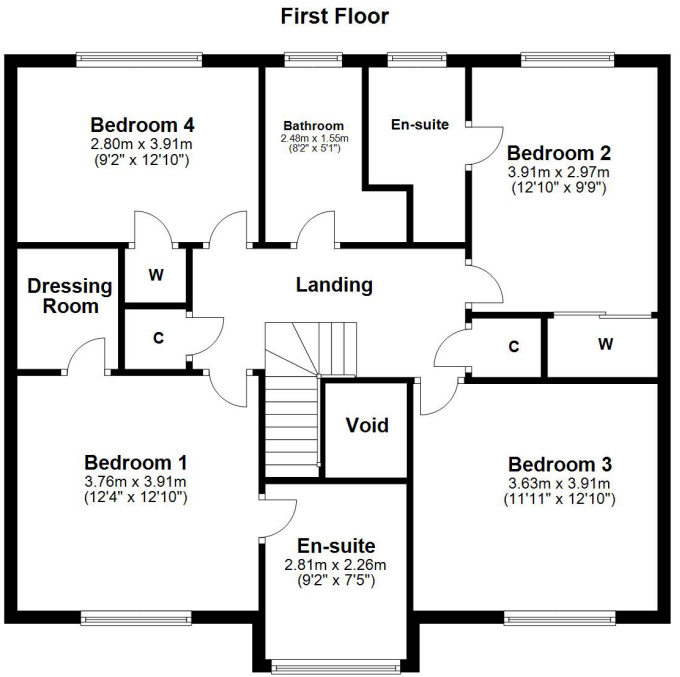
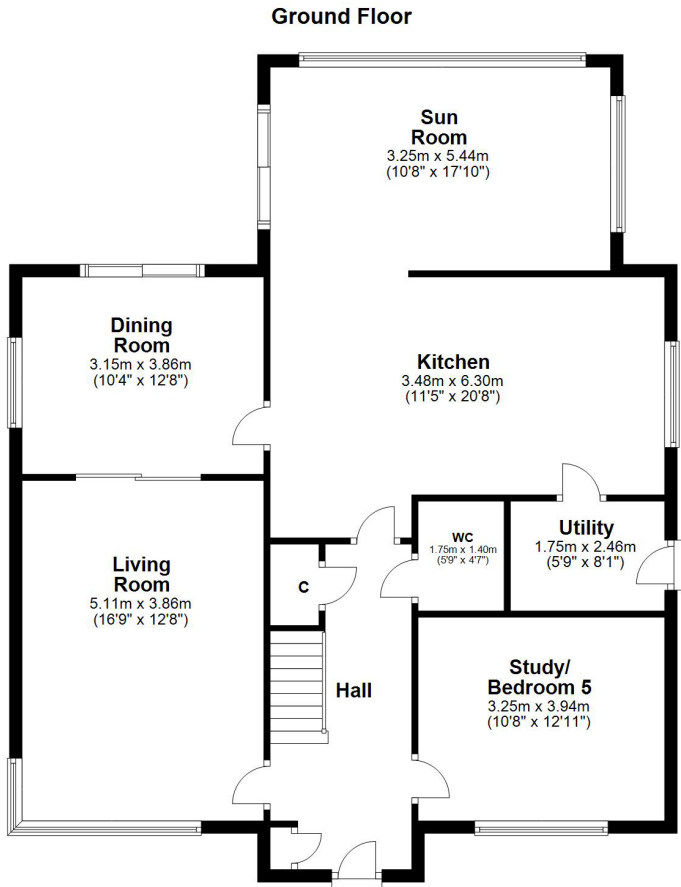
Lovely sized traditional reception hallway with under stair storage and separate cloaks area, splendid lounge with focal point contemporary fireplace and media wall, sliding pocket doors through to dining room with patio doors to gardens and the dining room nicely links through to a large open plan kitchen/dining/family room with doors to gardens, large utility room and the ground floor is completed by a useful downstairs fifth bedroom or large home office. A landing area with storage gives access to four double sized bedrooms (three of which have storage), two en-suite shower rooms and main family bathroom with separate shower enclosure.

Set within large, level corner garden grounds mainly laid to lawn with wonderful open aspects to the front and rear. Driveway leads to detached double garage (19'8" x 17'5").









Newton Mearns is one of the most sought-after suburbs within the south side of Glasgow. The property is superbly placed for a wide range of amenities and indeed nationally recognised schooling. The property is a short distance away from excellent shopping at The Avenue at Mearns Cross and Greenlaw Village. 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. Local train stations include Patterton Station and Whitecraigs Station.

**NM4134** | Sat Nav: 49 Calico Road, Stewart Gardens, Newton Mearns, G77 6GA

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





WE'RE **SOLD** ON  
YOUR FUTURE



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)