



44 SANDSTONE CRESCENT

THORNLIEBANK

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4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

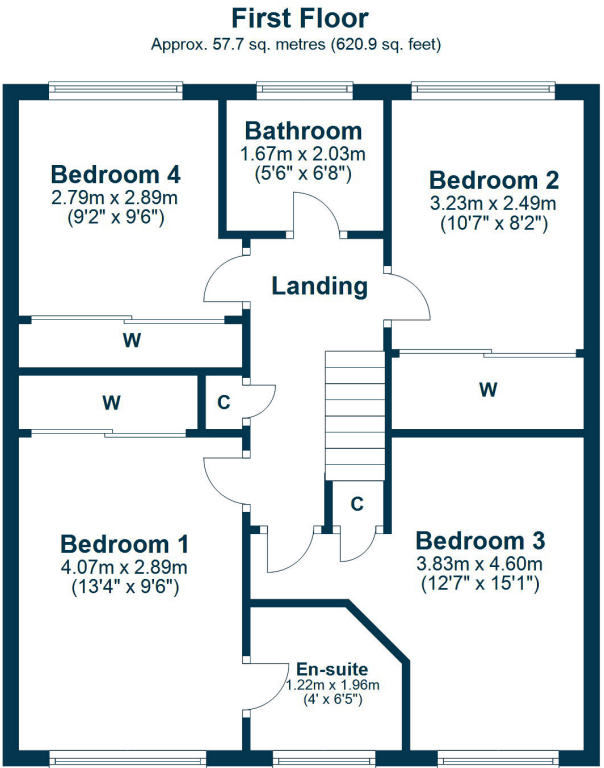
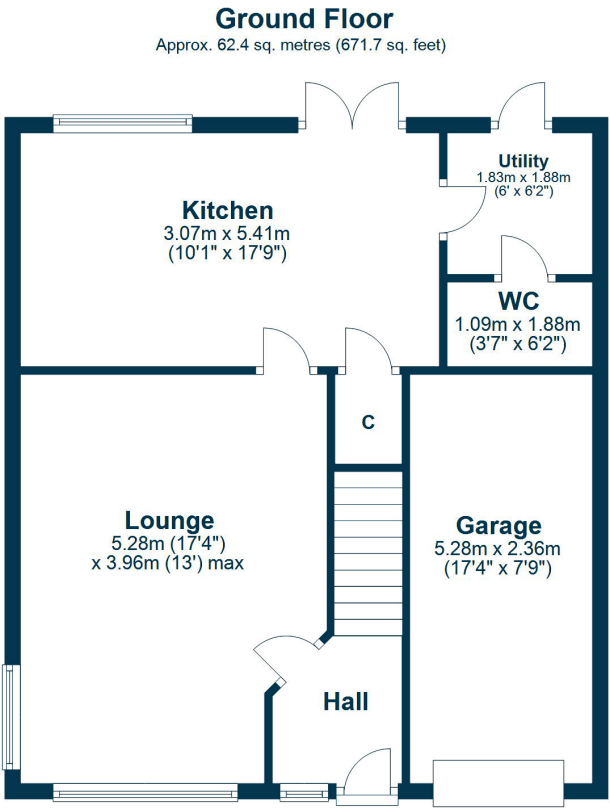
A beautiful modern four bedroom detached villa within southernly landscaped gardens.

44 Sandstone Crescent occupies a preferred corner position within the exceptionally popular Storey Grove development. The home will benefit from another nine years of NHBC warranty and has been upgraded to Bellway's platinum standard throughout the kitchen and bathrooms. The specification of the property is complete with double glazing, gas fired central heating, fiber broadband connection straight to the property and is a true turnkey opportunity to the marketplace.

The traditional reception hallway gives way to a spacious formal lounge benefiting from dual aspects and is therefore an exceptionally bright and welcoming space. The excellent modern dining kitchen is adjacent and has been upgraded to an exacting standard with a range of fully integrated and fitted appliances and substantial pantry storage. The kitchen provides access to the private and southernly orientated gardens and to a separate family utility room with beautifully tiled WC off.

Upstairs the accommodation continues by way of four excellent double bedrooms all boasting substantial built-in storage options and presented in neutral tones throughout. The principal bedroom is completed by ensuite shower room which is fully tiled with matching sanitary ware. The main family bathroom can be found off the landing, which again has been thoroughly upgraded and can be fitted for shower over bath. Externally the gardens and grounds are easily maintained by virtue of large Monoblock driveway to the fore and paved/lawn sections to the rear.





The high amenity district of Thornliebank offers an extensive range of amenities including shopping facilities from a range of local and national retailers, and a regular train service from Thornliebank Train station offers quick and convenient access to both Glasgow city centre and the surrounding suburbs of Glasgow. Thornliebank is also located just a short distance from the excellent facilities and high achieving schooling of nearby highly sought after Giffnock. An abundance of sports and leisure facilities are available within the area 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.

NM4138 | Sat Nav: 44 Sandstone Crescent, Thornliebank, G46 7NA

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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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