



**20 MANOR GATE**

NEWTON MEARNS

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







#### 4 | BEDROOMS

#### 2 | BATHROOMS

#### 3 | PUBLIC ROOMS

**An impressive four bedroom detached villa set within a lovely quiet residential cul-de-sac.**

Number 20 Manor Gate is set at the end of a private residential cul-de-sac within this secluded development in the heart of Newton Mearns. Set within particularly broad fronted deep lawned gardens with detached double garage, the house is surrounded by delightful level family gardens.

The house is presented in excellent decorative order with notable features including a modern system of gas central heating with upgraded boiler (August 2023), traditional timber framed double glazed windows and security alarm system. The interior displays a contemporary/modern finish and includes Duravit sanitary ware, travertine tiling, dining kitchen by Cameron Interiors and matching utility room.

Lovely open and airy reception hallway provides a welcoming entrance to the property with hardwood flooring, contemporary fitted WC, deep walk in under stair storage and additional cloaks cupboard. The hallway is open to the principal lounge which has large windows to the front capturing views of the gardens and features a log burning stove.

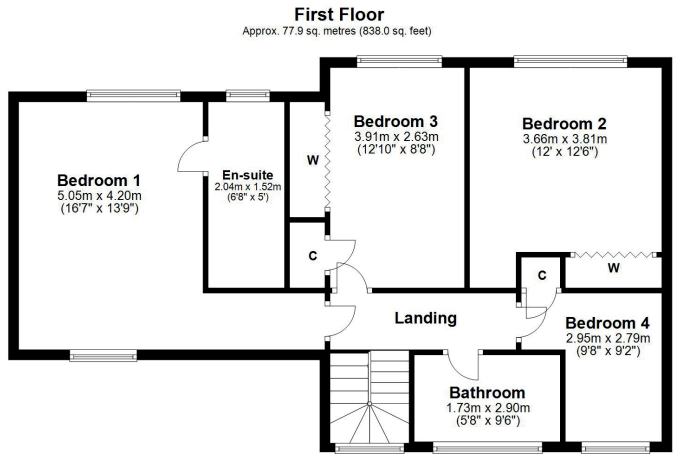
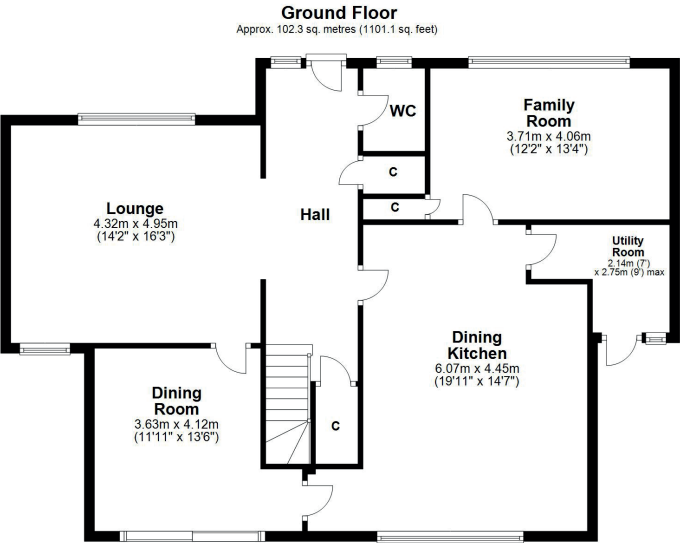
The lounge leads to a formal sized dining room with patio door with contemporary timber shutters giving access to the rear south facing gardens. The adjacent dining kitchen by Cameron Interiors features a full range of integrated Siemens and Bosch appliances and leads to an additional family/TV room. The ground floor is completed by a spacious laundry room. The upper landing area gives access to the principal bedroom with extensive wardrobes and lovely contemporary en-suite shower room with travertine tiling and Duravit sanitary ware. Three further double sized bedrooms, all with built in storage, and a beautifully fitted main family bathroom with underfloor heating, travertine tiling and contemporary Duravit fittings with separate shower enclosure complete the picture.

The spacious level gardens are a real feature of the property with expansive lawn areas to front and rear. Landscaped pathways and mature well stocked borders. Fully enclosed and gated rear gardens with timber garden hut. The double garage (20'0" x 17'9") provides remote control up and over door and is fitted with power and light.









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 Whitecraigs Station and Patterton Station.

**NM4150** | Sat Nav: 20 Manor Gate, Newton Mearns, G77 5DQ

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)