



## 2 BIRCH GROVE VIEW

NEWTON MEARNS

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## 5 | BEDROOMS

## 4 | BATHROOMS

## 3 | PUBLIC ROOMS

**A contemporary detached residence enjoying magnificent views across Glasgow.**

Constructed circa 2009, Number 2 Birch Grove View is one of only two architecturally designed villas, and this highly individual detached family home is formed over three levels. Distinguished by its striking frontage and elevated position enjoying magnificent views across Glasgow, the property has been finished to a high standard throughout and offers a wonderful opportunity to the local marketplace.

Extending to approximately 4500 square feet or thereby, the lower ground accommodation extends to glazed entrance vestibule, utility room, WC, large storage/communications room, fabulous home cinema room, gym, and integral access to large garage with remote control up and over door. The ground floor comprises an extremely bright and spacious open plan dining kitchen with access via tri-fold doors to gardens at rear. The high quality kitchen displays a bespoke fireplace/media unit and has been fitted to an exacting standard including Neff appliances with induction hob, wine cooler and silestone work surfaces. There is a generous formal lounge area with wall mounted fireplace and separate dining area, and there is access to a broad elevated terrace which benefits from a stylish glass/chrome frame, perfect for entertaining and enjoying wonderful views. Additional WC, fifth double bedroom and study are also positioned at this level. A feature hardwood staircase leads to the first floor level with the master suite providing generous double bedroom, separate dressing room and contemporary en-suite shower room with bath. There are three further bedrooms, two with en-suites and a large luxurious family bathroom completes the accommodation on this level.

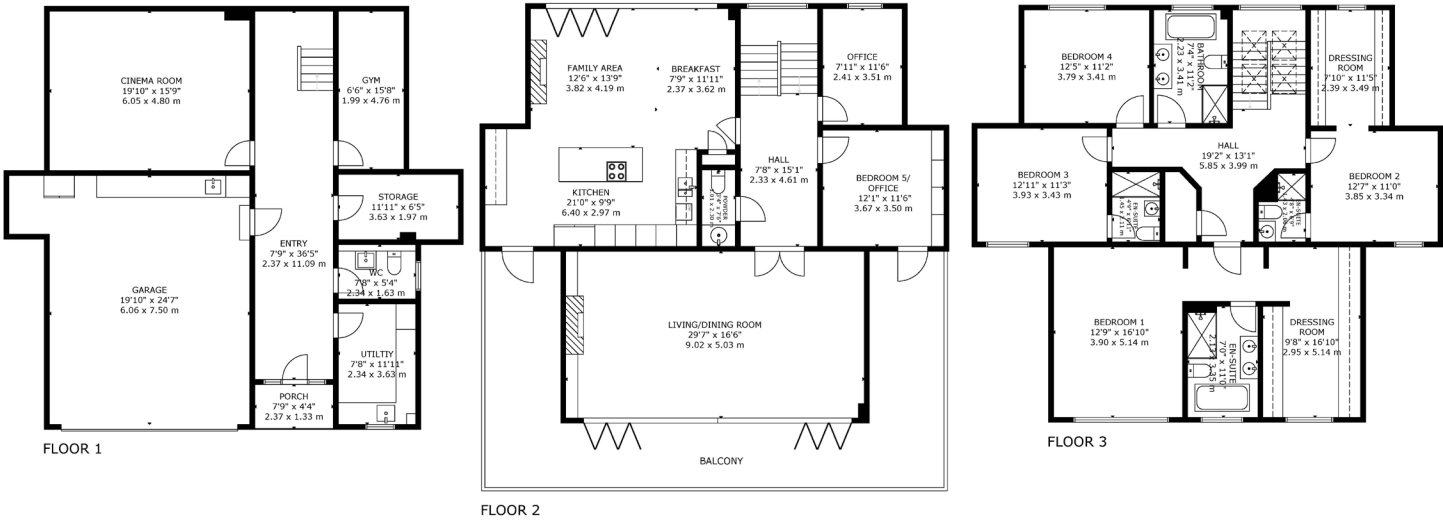
The specification of the property includes a modern system of gas central heating, double glazing, security alarm system, integrated Sonos sound system, feature wall panelling, and all bathrooms are fitted with Porcelanosa sanitary ware and tiling throughout.

Large monoblock driveway to front providing vehicular parking leading to integral double garage. Landscaped garden grounds to the rear provide privacy and are easily maintained by virtue of patio area, lawned area and the benefit of an outdoor spa bath. Views to the front elevation are stunning across Glasgow city centre and beyond towards the Campsie hills.









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. 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. The local train station is Patterton Station.

**NM4153** | Sat Nav: 2 Birch Grove View, Newton Mearns, G77 6NJ

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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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