



**24 SHUNA PLACE**

NEWTON MEARNS

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**4 | BEDROOMS**

**2 | BATHROOMS**

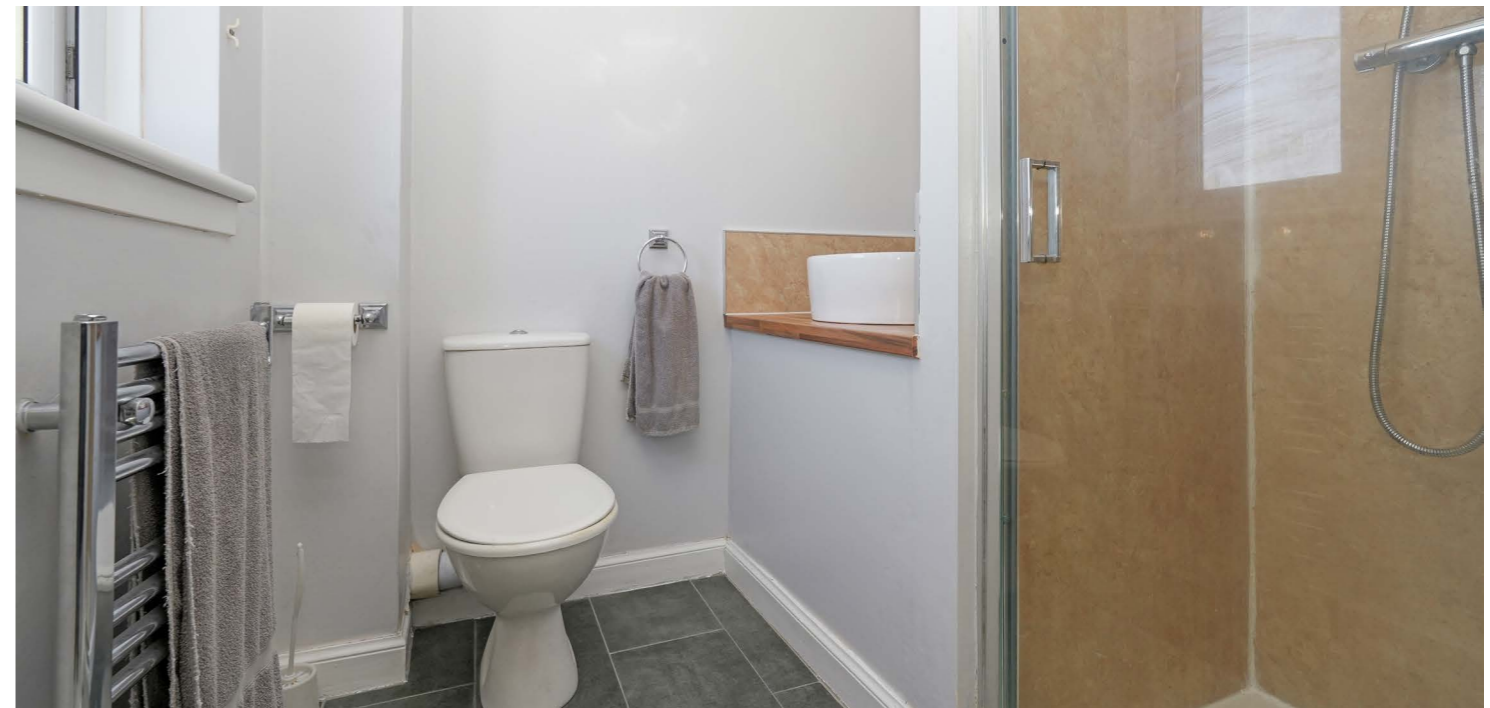
**2 | PUBLIC ROOMS**

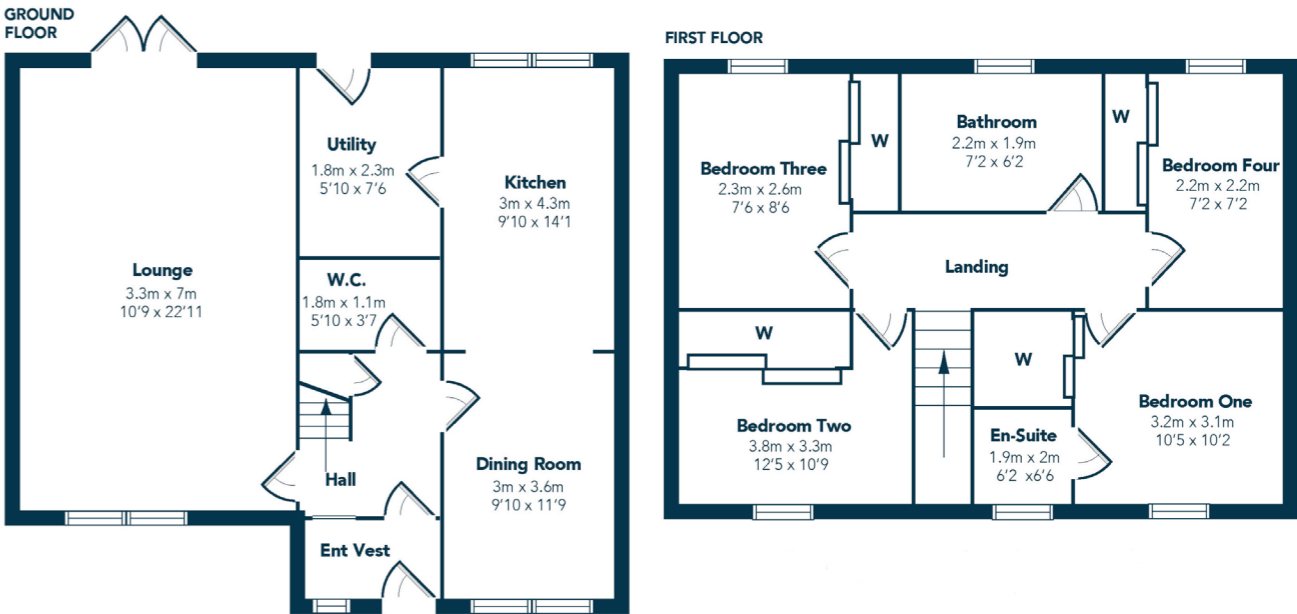
**An immaculate detached villa set within a quiet and popular residential Newton Mearns cul-de-sac.**

This lovely, detached villa enjoys a popular and convenient location within this sought after pocket of Newton Mearns. The property is set within private south facing landscaped garden grounds and is a true turnkey family home.

The accommodation comprises of entrance vestibule/ reception hallway with ground floor WC off, incredible 22 foot formal lounge with dual aspects of both front and rear grounds, spacious modern and open plan fitted dining kitchen with a range of integrated appliances and access to separate utility room which is a must to meet the demands of family life. The utility room and formal lounge both provide access to the rear gardens which are private, south facing and fully landscaped. The accommodation continues onto the first floor and comprises of four excellent bedrooms, all benefiting from built in wardrobes, modern main family bathroom and excellent fitted en-suite bathroom for the principal bedroom. The specification of the property includes a system of gas central heating, double glazing and the subjects are beautifully presented, decorated, and designed throughout.

Externally the property is set within easily maintained garden grounds by virtue of patio and artificial lawned area which retains a high degree of privacy. Driveway to side leading to single detached garage.





The property is extremely convenient for nearby amenities and nationally recognised schooling. Numerous shops and a variety of restaurants, supermarkets and independent retailers can be found at the nearby Mearns Cross Shopping Centre and Greenlaw Village. An abundance of sports and leisure facilities are available within East Renfrewshire including Parklands Country Club, David Lloyd Sports Club, Whitecraigs, East Renfrewshire and Eastwood Golf Clubs, Whitecraigs Tennis Club and Rouken Glen Park which was voted UK's Best Park of 2016, and there are also superb transport links close to hand (Patterson Station) which provide swift access to the city centre and Ayrshire. The property also has easy access to the M77, which also provides swift access to the city centre and the motorway network.

NM4154 | Sat Nav: 24 Shuna Place, Newton Mearns, G77 6TN

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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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