



65 FRUIN AVENUE

NEWTON MEARNs

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3/4 | BEDROOMS

2 | BATHROOMS

1/2 | PUBLIC ROOMS

A traditional detached bungalow set in private secluded gardens with driveway and garage.

This traditional detached bungalow built circa 1960 is set under a refitted roof system (2020) and is positioned within established secluded private garden grounds with driveway and single garage to the side.

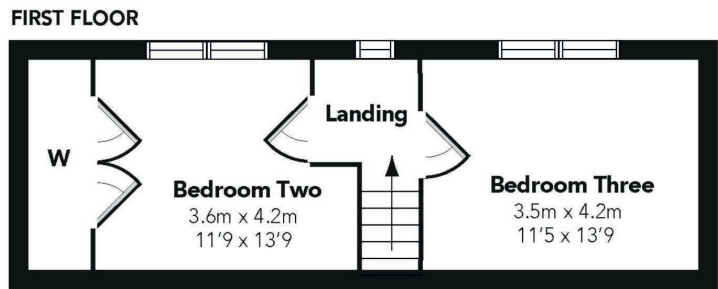
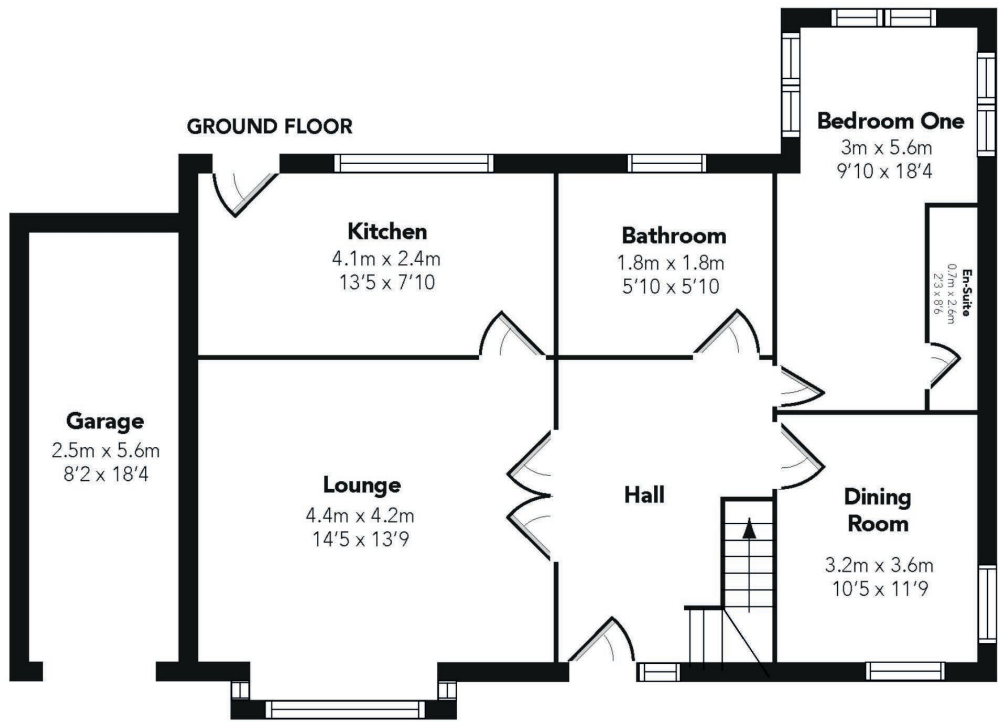
The property offers versatile and flexible accommodation that would be ideal for a young growing family or indeed a middle aged/retiring downsizer looking for a house within central Mearns near many local amenities and providing versatile and flexible accommodation.

Notable improvements in addition to the refitted roof system include new boiler during 2022, lovely fitted oak flooring, modern kitchen and bathrooms and the house is presented in neutral decorative order throughout.

Traditional style reception hallway, feature French doors leading through to bay windowed lounge with focal point fire, modern fitted kitchen with a full range of appliances, two further bedrooms downstairs, one with en-suite shower room, and one currently used as a dining room, and the ground floor is completed by a modern tiled bathroom with shower. Bright landing area giving access to two double sized bedrooms, one has large walk-in extensive store area (12'6" x 4'3") that subject to consent could be further developed.

Broad fronted gardens with landscaped pathway and driveway lead to single garage (17'0" x 9'6") with up and over door. Fitted with power and light. Garden to the rear has patio area, lawn area and established screening.





The property is superbly located for nearby high achieving primary and secondary East Renfrewshire schooling. Mearns Cross Shopping Centre and Greenlaw Village are both a short distance away, and retail outlets, motorway, road and train links (Patterson Station) providing swift access to the city centre are within easy reach. There is a myriad of sport and leisure facilities available within the area and the property is also a short distance away from the countryside and equestrian facilities.

NM4157 | Sat Nav: 65 Fruin Avenue, Newton Mearns, G77 6HG

For the full home report visit www.corumproperty.co.uk

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



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YOUR FUTURE



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