



**7 CEDARWOOD AVENUE**

NEWTON MEARNS

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







**4 | BEDROOMS**

**4 | BATHROOMS**

**4 | PUBLIC ROOMS**

**An exceptional detached family home extending to approximately 2500 square feet within the heart of Newton Mearns.**

Cedarwood Avenue delivers outstanding, contemporary living extending to approximately 2500 square feet and situated within a particularly quiet, secluded pocket of Newton Mearns. The house has been systematically refurbished, upgraded, and redesigned and would suit a broad range of buyers looking for a flexible family home.

Set under a refitted roof system the property also has upgraded gas central heating with refitted boiler, high performance double glazed windows and doors, security alarm system and landscaped gardens surround the property.

Entrance vestibule leads into particularly large and spacious 27 foot reception hallway with feature hardwood flooring and generous storage provided, bay windowed lounge with focal point limestone/living flame gas fire, a fantastic sized 22 foot combined living/dining area with dual aspects to the rear, French doors lead through to dining sized kitchen fitted with a full range of integrated appliances, quartz worktops and modern units, downstairs family bathroom with shower, downstairs double bedroom with modern en-suite shower room and the ground floor is completed by a TV/music room. Impressive broad staircase leads to spacious upper landing where there is a conveniently placed laundry/utility room, principal bedroom with two walk-in dressing/closet areas and beautifully appointed en-suite bathroom with spa bath, two further double bedrooms, home office and a shower room completes the upper accommodation.

Notable features include Laufen sanitary ware and modern tiling, integrated appliances including dishwasher, gas hob, Neff combi microwave, AEG double oven and grill and there is also in addition a washing machine and tumbler dryer fitted in the utility room.

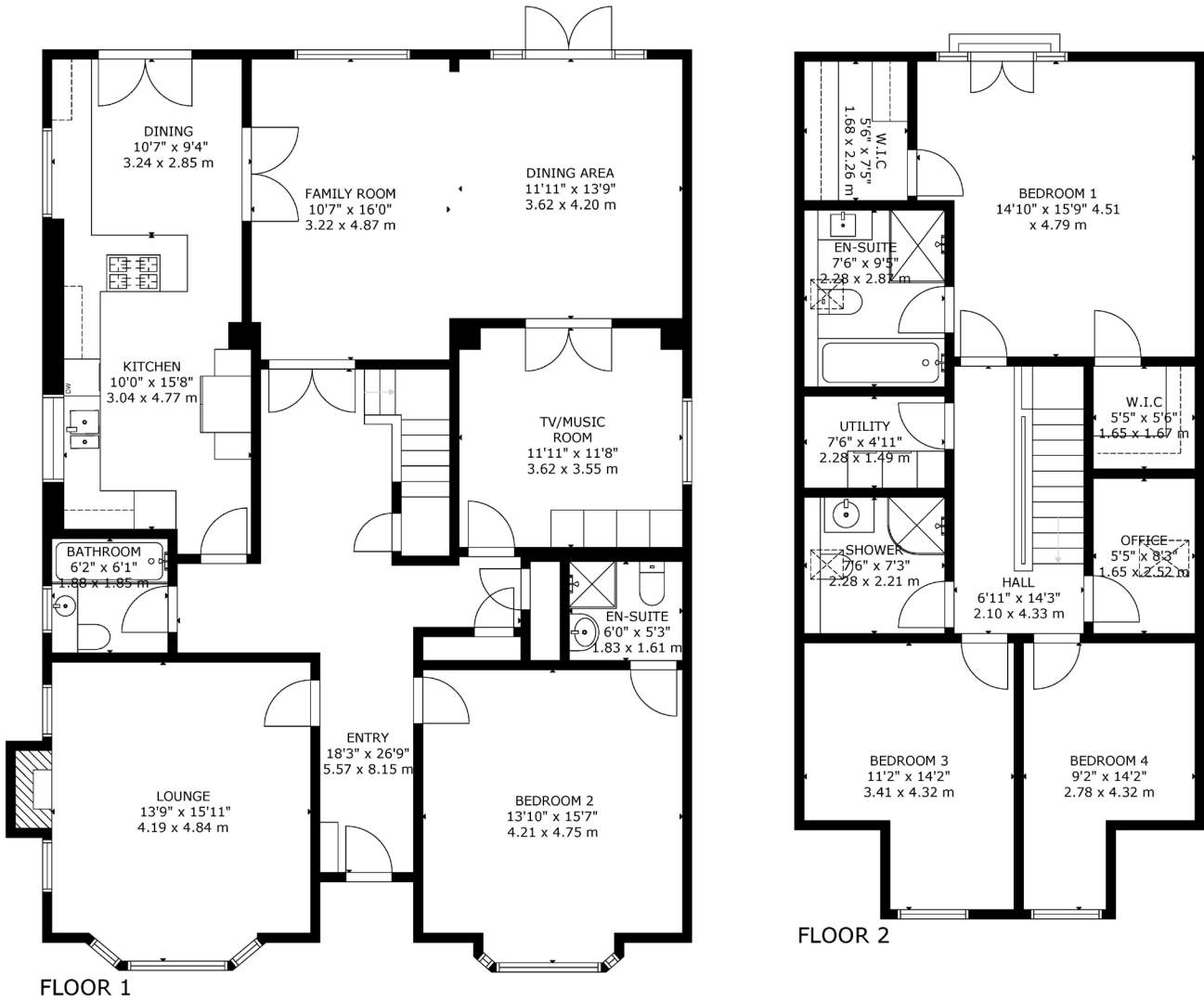
The garden grounds are a particular feature of the house with landscaped surrounds, parking for multiple vehicles, enclosed garden to the rear with landscape pathways, lawn and planting areas and patio area.

The garage provides up and over door, is fitted with power and light and by courtesy of a partition wall has been split into two large storage areas which can easily be reinstated into a single garage. Two attached tool sheds.









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..

**NM4161** | Sat Nav: 7 Cedarwood Avenue, Newton Mearns, G77 5QB

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)