



300 MEARNS ROAD

NEWTON MEARNS

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4/5 | BEDROOMS

2 | BATHROOMS

2/3 | PUBLIC ROOMS

A splendid, detached family residence, set within delightful, landscaped gardens in the heart of Newton Mearns.

Built circa 1955 and set within particularly generous, private, and highly secluded landscaped garden grounds, Corum are delighted to present to the market this wonderful family home that is being presented to the market for the first time in many years.

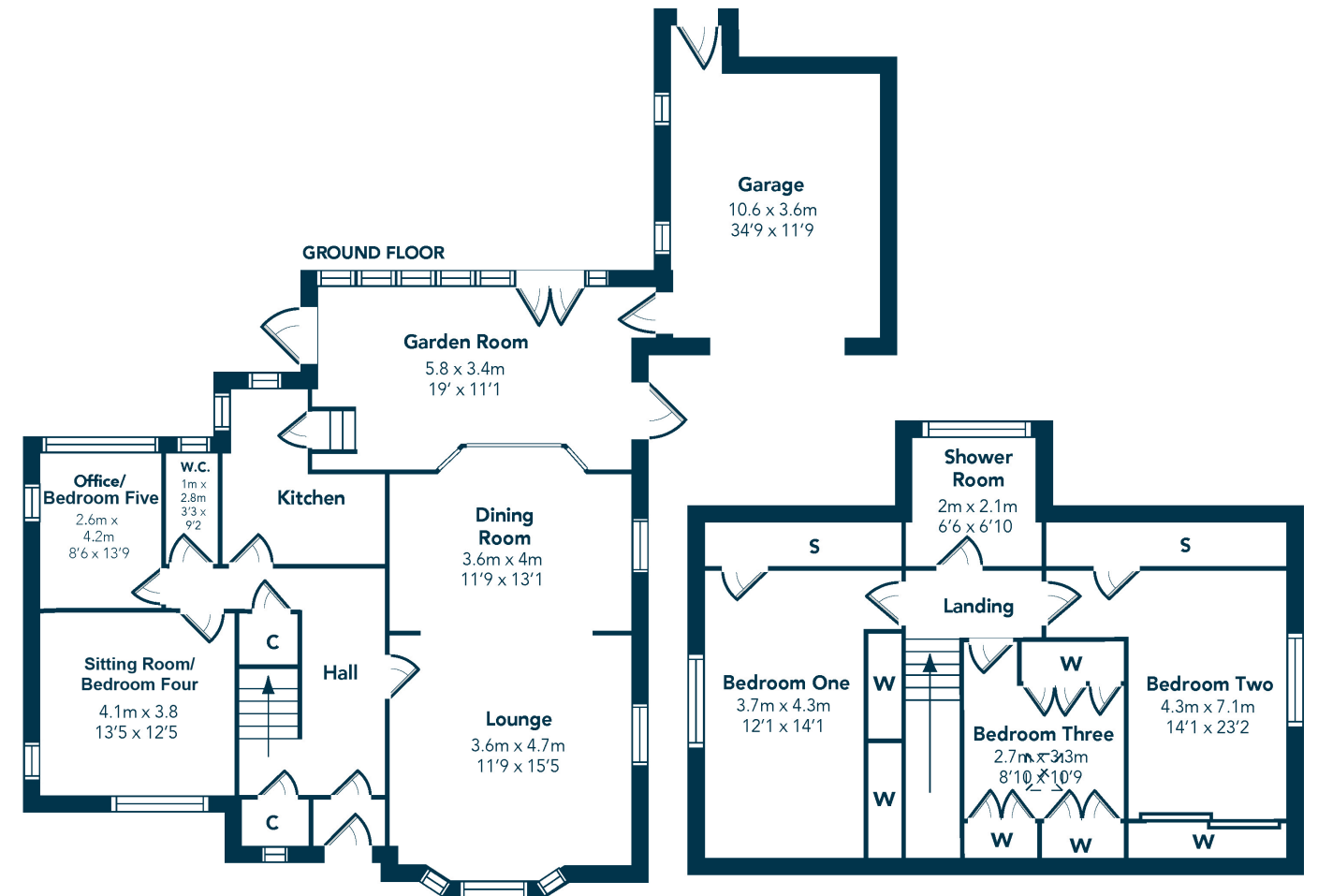
Fastidiously maintained, improved and upgraded by the long term owners the house has many notable features including a modern system of gas central heating with Worcester Bosch boiler, double glazed windows and doors, security alarm system, and the grounds have been lovingly tendered, manicured and landscaped over the years and incorporate large driveway and garaging.

Entrance vestibule into lovely sized traditional hallway with generous storage and walk in cloakroom, a near 30 foot combined lounge/dining room with dual aspects, TV room/bedroom five, home office/bedroom four, WC, L shaped breakfasting sized kitchen leading through to a lower level garden room with direct access onto gardens, driveway and garaging. Spacious landing area gives access to three bedrooms on the upper floor, all with extensive built in storage and there is also large eaves storage provided, and the accommodation is completed by a modern shower room/WC.

Expansive landscaped/monoblock driveway leading to garage (29'0" x 10'1") and offering parking for multiple vehicles. The gardens to the rear are a real delight with landscaped pathways, central lawn and well stocked shrubbery, plants, etc and a greenhouse. To the side elevation there is a canopied area with separate door leading to front and rear gardens.

Please note: we are required under the Estate Agents Act 1979 and the provisions of information regulations 1991 to point out that the client we are acting for on the sale of this property is a connected person as defined by that act.





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 Patterton Station and Whitecraigs Station.

NM4170 | Sat Nav: 300 Mearns Road, Newton Mearns, G77 5LS

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.



WE'RE **SOLD** ON
YOUR FUTURE



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