



16 CULZEAN CRESCENT

NEWTON MEARNS

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

Cleverly reconfigured and extended end terrace villa perfectly placed within a private and popular residential cul-de-sac.

Sitting proudly within a quiet and popular residential cul-de-sac number 16 Culzean Crescent has been cleverly extended and reconfigured to provide excellent accommodation over two levels.

Traditional entry vestibule gives way to lovely formal lounge with excellent storage cupboard and access to modern open plan kitchen dining. The kitchen has been recently modernised to include a range of wall and base mounted units with integrated appliances. The accommodation continues into the extended portion of the ground floor via superb main bathroom with beautiful tiling and sanitary ware and ground floor bedroom which boasts garden access. Upstairs the accommodation is very flexible and is currently formatted as two bedrooms and an office. The office was originally a bathroom and could return to such but currently gives the owners the flexibility to have a fourth bedroom and working from home space. The main bedroom has wonderful built in storage options via sliding door wardrobe and neat WC addition found via folding doors.

The subjects are presented to the market in modern and neutral tones throughout and are a true turnkey condition to the local marketplace.

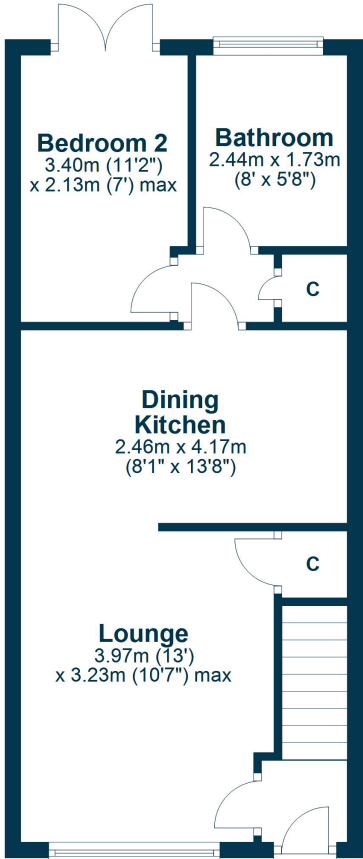
Externally the property sits within private and fully enclosed rear gardens with detached single garage and ample off-street parking.





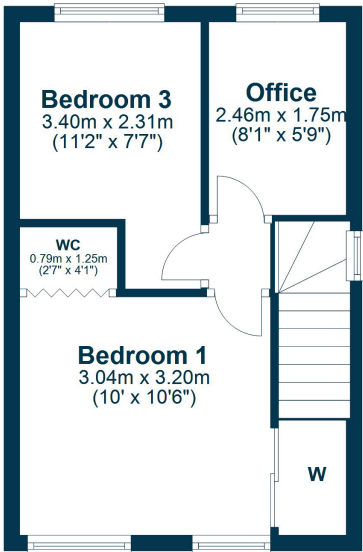
Ground Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



First Floor

Approx. 27.2 sq. metres (293.1 sq. feet)



Total area: approx. 68.5 sq. metres (737.7 sq. feet)

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.

NM4173 | Sat Nav: 16 Culzean Crescent, Newton Mearns, G77 7TA

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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