



43 BALLANTRAE CRESCENT

NEWTON MEARNS

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1 | BEDROOM

1 | BATHROOM

1/2 | PUBLIC ROOMS

A contemporary designed, all on the level semi detached bungalow within enclosed gardens with driveway and garage.

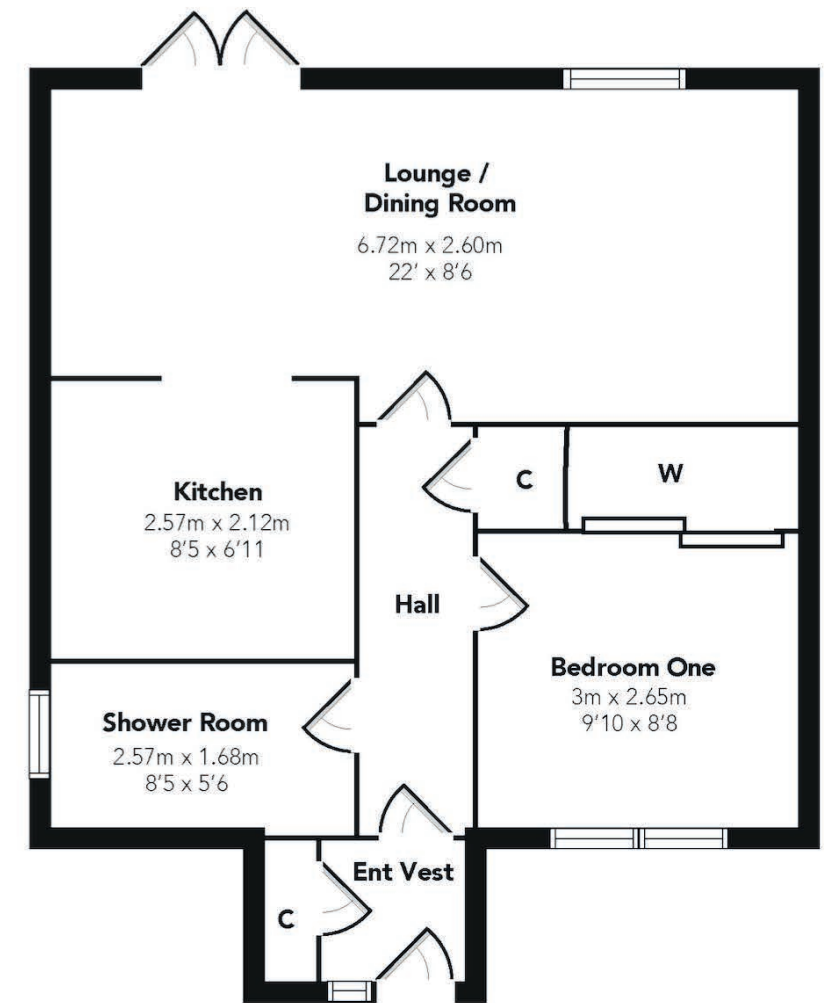
This all on the level semi detached bungalow occupies a primary location within this much admired and highly sought after pocket of Newton Mearns. Set within low maintenance, landscaped garden grounds with driveway and separate single garage, the property is presented in immaculate condition and early viewing is recommended.

Upgraded gas central system with Worcester boiler (replaced in 2016 and serviced annually), high-performance double-glazed windows and doors (replaced in 2018 with a 10-year guarantee), and the house has been beautifully upgraded internally with stylish/modern tones.

Double glazed doors leading into vestibule with additional storage, lovely reception hallway with further storage cupboard, 22-foot lounge/dining room leading to gardens, contemporary fitted kitchen with integrated appliances nicely set off the dining area, double sized bedroom with built in sliding wardrobe system, and a modern/contemporary shower room completes the accommodation. Insulated attic providing additional storage.

Lawned gardens to front and side with low maintenance patio garden which is fully enclosed to the rear with gated access to driveway and garage (17'8" x 9'3" and roof replaced in 2020).





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.

NM4175 | Sat Nav: 43 Ballantrae Crescent, Newton Mearns, G77 5TX

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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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