



**12 CLEMENT DRIVE**

NEWTON MEARNS

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**4 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A lovely, detached villa enjoying a popular location.**

This modern detached villa enjoys a lovely location within this popular development. Built by Persimmon Homes, the subjects are set within landscaped rear gardens and offer an easy move to the local marketplace.

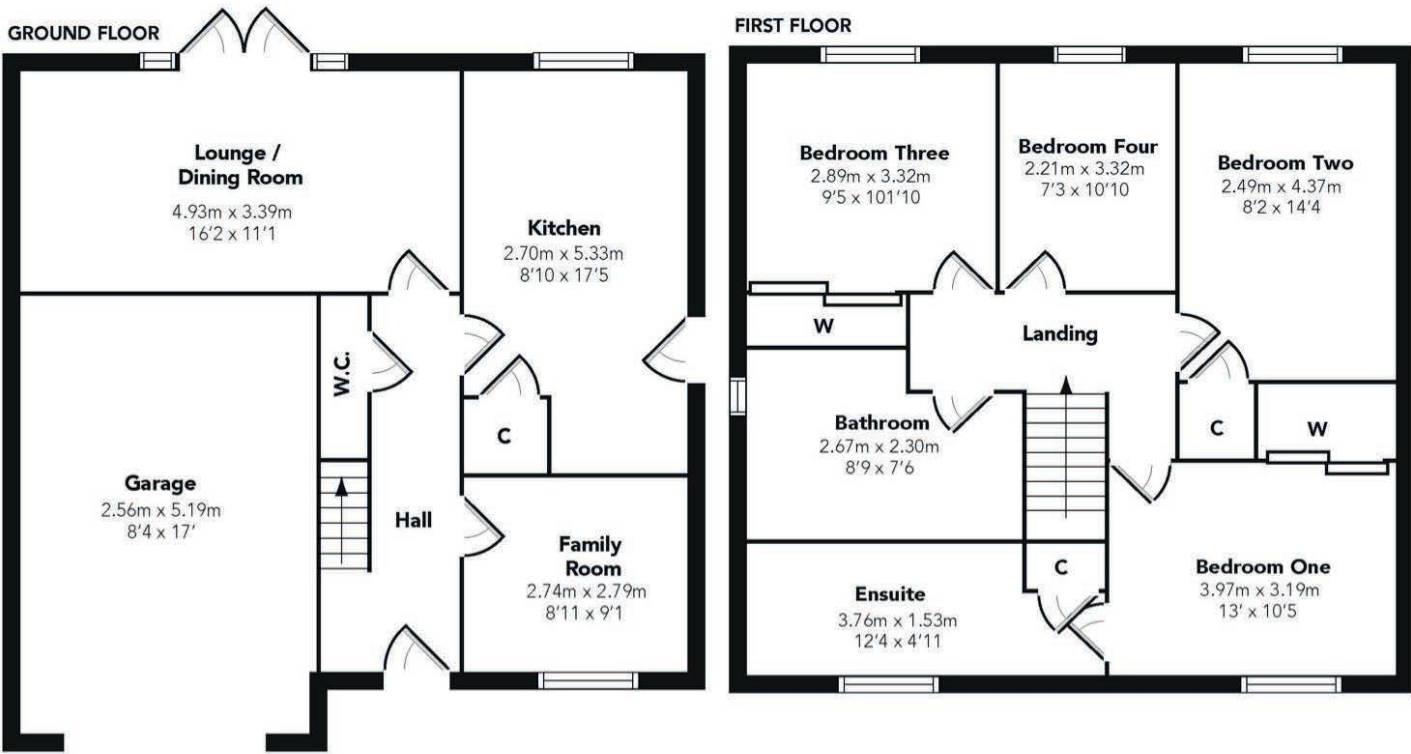
The ground floor accommodation extends to traditional reception hallway with WC adjacent, lovely family/playroom (or indeed separate dining room) to front, fantastic formal rear facing lounge with French doors to gardens, and spacious dining kitchen with a range of wall and base mounted units and access to side. Upstairs a bright and spacious landing area gives access to generous principal bedroom with fitted wardrobes and lovely en-suite shower room, two further spacious double bedrooms, good fourth bedroom and modern main family bathroom. The specification includes a system of gas central heating, double glazing and overall, the subjects are well presented and decorated throughout.

Externally the property is set within private easily maintained landscaped garden grounds with patio and lawned areas. Driveway to front providing vehicular parking leading to attached garage fitted with power, light and electric roller door.









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 nationally recognised schooling. Within a short distance you can find excellent shopping at The Avenue, Mearns Cross, and an abundance of sports and recreational facilities including excellent golf courses, parks, and tennis clubs. The local train stations include Whitecraigs Station and Patterton Station, which is a short walk away.

**NM4177** | Sat Nav: 12 Clement Drive, Newton Mearns, G77 6WH

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.





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YOUR FUTURE



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