



**1 MEARNSCROFT ROAD**

NEWTON MEARN

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**3 | BEDROOMS**

**2 | BATHROOMS**

**3 | PUBLIC ROOMS**

**A rarely available linked detached bungalow enjoying a highly coveted location.**

This rarely available linked detached bungalow enjoys a quiet, yet convenient location within this sought after pocket of Newton Mearns. The subjects enjoy level, private and fully enclosed garden grounds and offer a fantastic opportunity to the local market.

The accommodation extends to entrance vestibule, traditional style reception hallway, fantastic front facing lounge with feature fireplace, spacious ground floor double bedroom, lovely sitting room with storage and double doors through into bright energy efficient conservatory (replaced 2021 - 10 year guarantee), flexible dining room which could suit as further bedroom accommodation, fitted kitchen with a range of wall and base mounted units with garden access and main tiled bathroom. Upstairs the accommodation continues to excellent principal bedroom with en-suite shower room and significant storage off the landing. The specification includes a modern system of gas central heating, double glazing and the subjects will suit a variety of purchasers.

Externally the property is set within private and level garden grounds with driveway to front leading to single garage.

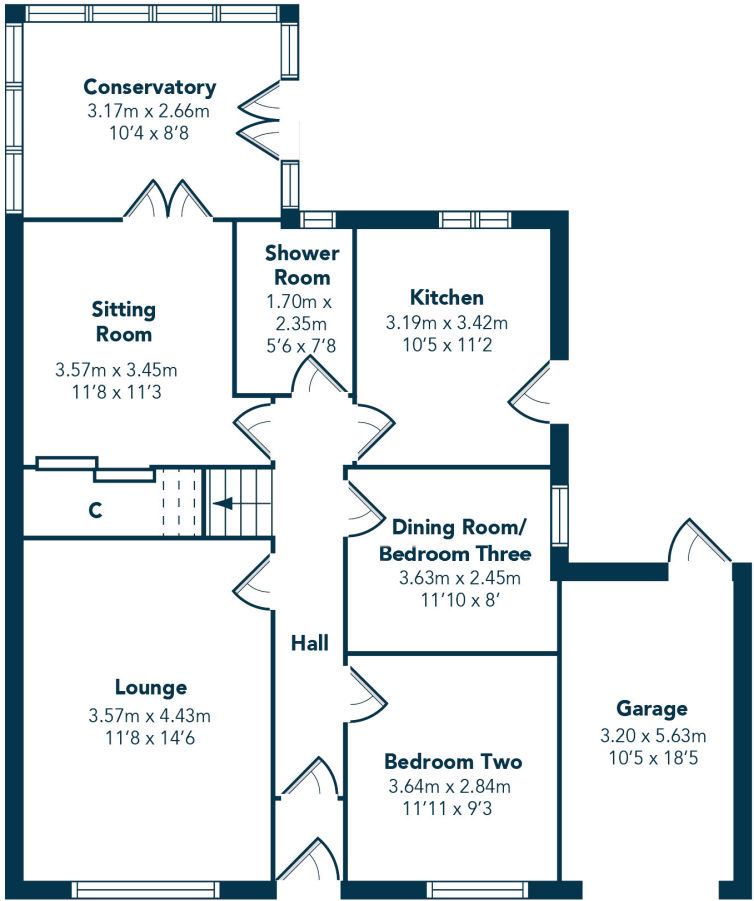








GROUND FLOOR



FIRST FLOOR



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.

NM4188 | Sat Nav: 1 Mearnscroft Road, Newton Mearns, G77 5QH

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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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