



97 BALLANTRAE CRESCENT
NEWTON MEARNS

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A four bedroom modern family home set within this primary residential pocket of Mearns.

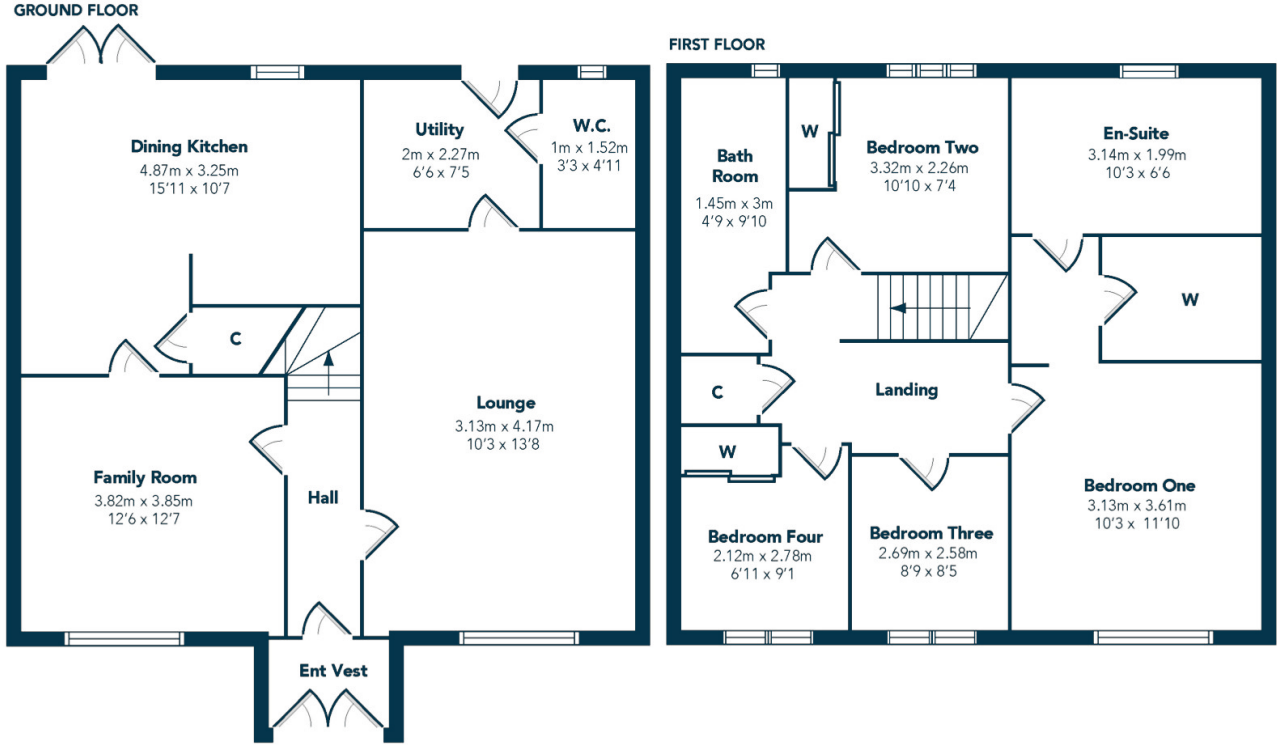
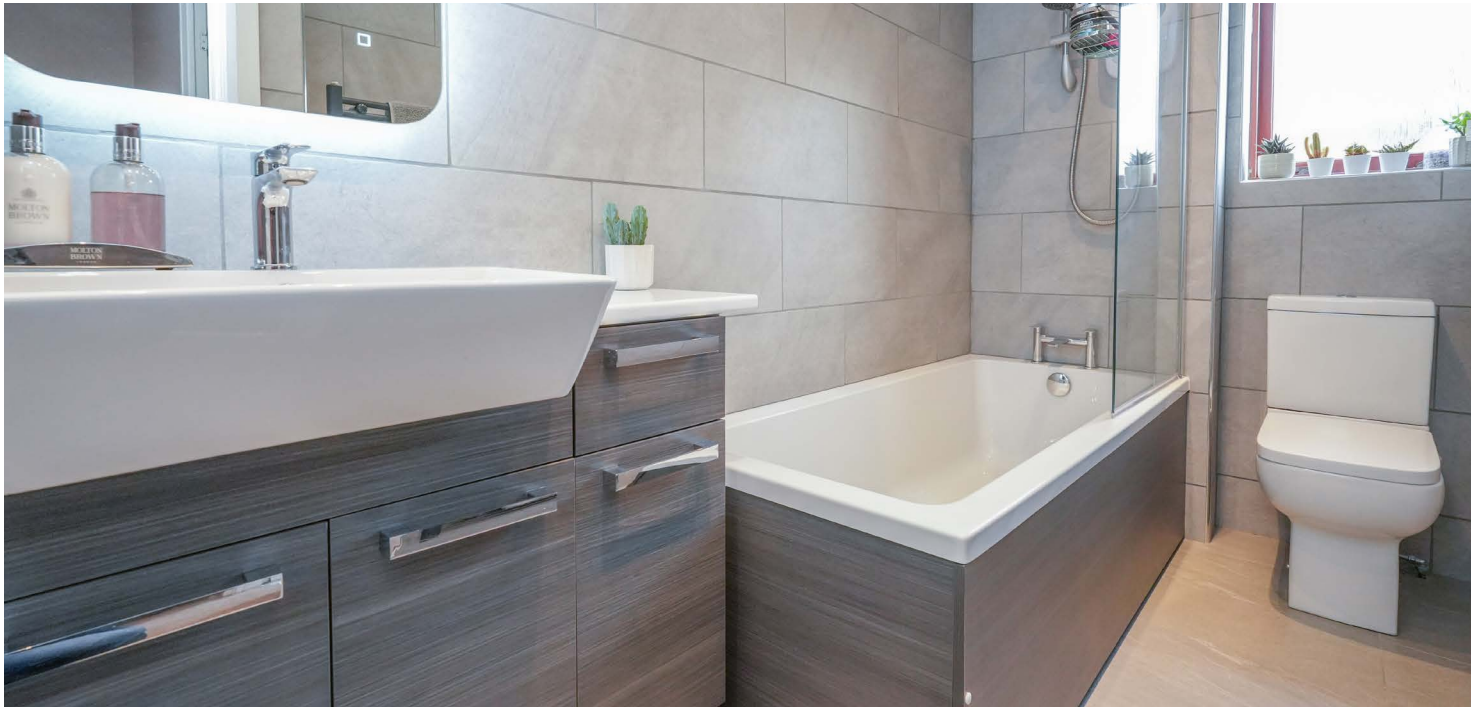
Situated within this primary pocket of Newton Mearns and enjoying a quiet cul-de-sac setting, this is an exceptional four bedroom semi detached villa that is set within splendid, private, south facing landscaped gardens with driveway to the front.

Notable features include a modern system of gas central heating with upgraded boiler, double glazed windows, doors and internally the property is presented in excellent decorative order with modern kitchen and bathrooms.

Entrance vestibule, traditional hallway, lovely sized family lounge, TV/sitting room, modern/contemporary dining sized kitchen with French doors to patio and gardens and the ground floor is completed by a great sized laundry/utility room with modern WC. Spacious landing area gives access to principal bedroom that has a stunning en-suite bathroom with contemporary tiling, modern sanitary ware, twin wash hand basins, bath, and separate shower enclosure, walk in dressing room, three further double bedrooms, two have built in storage and contemporary styled upgraded family bathroom with tiling and shower. It should also be noted there is a fully floored and lined attic that provides excellent storage.

The garden grounds are a real feature being landscaped to front and rear with driveway to front, fully enclosed rear garden with private patio area, central lawn. Timber garden hut. Outside lighting.





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 Patterson Station.

NM4189 | Sat Nav: 97 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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Corum Newton Mearns
134 Ayr Road, Newton Mearns, G77 6EG

Tel: 0141 639 5888

Email: n.mearns@corumproperty.co.uk

www.corumproperty.co.uk