



1 BELFORD COURT

NEWTON MEARNs

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4 | BEDROOMS

4 | BATHROOMS

2 | PUBLIC ROOMS

An immaculate, contemporary designed detached villa within private, south facing, level gardens.

A modern detached villa forming part of the highly sought after and exclusive Mearns Kirk development that is extremely well placed for high achieving schooling and many local amenities. The property is presented to the market in turnkey condition, having undergone a contemporary upgrading programme internally and viewing is highly recommended by the agents.

Systematic improvements include upgraded Worcester boiler with high performance gas central heating system, double glazed windows and doors and all bathrooms and the kitchen have been remodelled and upgraded within the last 24 months.

Canopied entrance leading into a traditional style reception hallway with contemporary finishes and useful WC/cloaks area, front facing lounge with focal point stone Minster fireplace with living flame gas fire, and the rear of the house offers the heart of the home which is a splendid open plan kitchen/dining/family area with French doors to gardens, fully integrated modern kitchen, and access to utility room with direct access to gardens. First floor landing gives access to three king sized bedrooms all with their own contemporary en-suite facilities, one of which has a contemporary styled free standing bath. The second floor offers a cool/contemporary principal bedroom with built-in storage and modern en-suite shower room.

Driveway parking to the side gives access to a double garage (17'2" x 16'5") with twin remote control roller doors. Fitted with power and light. Fully gated and enclosed lawned garden to the rear with patio area. Backing onto mature woodland to the rear and truly south facing.





Mearnskirk provides a variety of residential cul-de-sacs, childrens' play parks, open lawn amenity grounds and bridle paths which all add to the family environment. Newton Mearns is one of the most sought after suburbs within the south side of Glasgow. Offering nationally recognised schooling, the development is a short distance away from excellent shopping at The Avenue at Mearns Cross. 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. There are excellent transport links at Whitecraigs and Patterton Train Stations.

NM4202 | Sat Nav: 1 Belford Court, Newton Mearns, G77 5FA

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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