



**259 AYR ROAD**

NEWTON MEARNS

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**3/4 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A traditional 3/4 bedroom semi-detached villa,  
contemporary upgraded and redesigned internally.**

This traditional semi-detached family home is set within lovely enclosed larger style garden grounds to the rear with fantastic alfresco sun deck area, driveway parking to the front and the house offers a smart/contemporary interior and therefore a true turkey move to any purchaser.

Notable improvements include an upgraded gas central heating system with Worcester boiler (maintained), triple glazed windows to the front in addition to upgrade double glazed windows to the rear (double glazed composite door to the front), and the house displays a smart interior with upgraded floor coverings, freshly painted walls and very modern kitchen and bathrooms.

Lovely sized traditional hallway with under stair storage and WC/cloaks to front, bay windowed lounge with limestone focal point fireplace, rear facing family room/bedroom four with French doors to decking and gardens, formal dining room with useful access through to dining sized kitchen with a full range of modern base and wall units with integrated appliances and double-glazed door to decking and gardens. A spacious landing area with storage gives access to three bedrooms and upgraded modern bathroom with Mira shower. Partially floored attic.

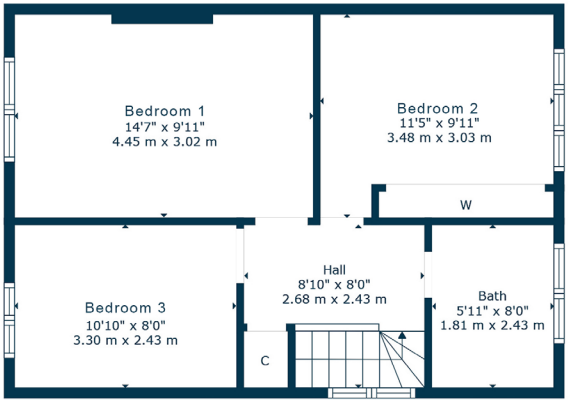
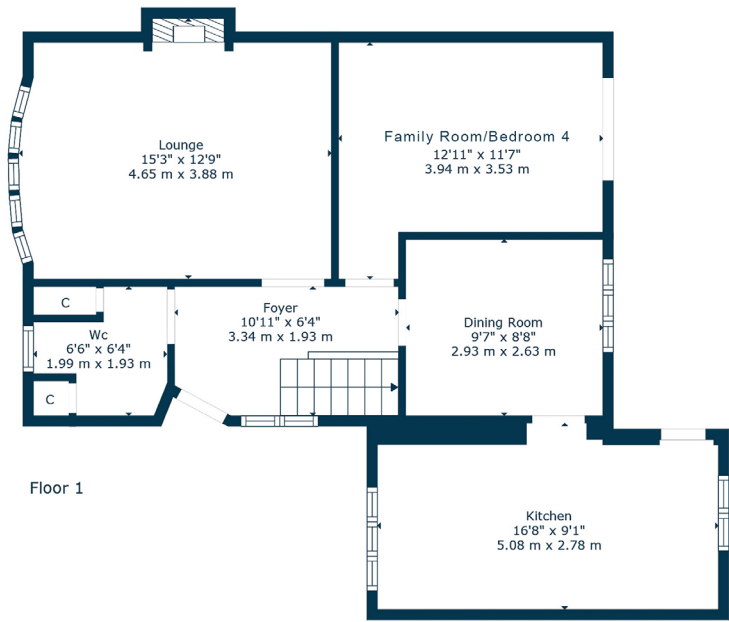
The garden grounds are a real feature with lawn area to the front and larger style lawn area with the read with decking. Timber garden hut. Driveway parking to the front for multiple vehicles.

Please note: We are required under the Estate Agents Act 1979 and the provisions of information regulations 1991 to point out that the client we are acting for on the sale of this property is a connected person as defined by that act.









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. Local train stations include Patterton Station and Whitecraigs Station.

**NM4206** | Sat Nav: 259 Ayr Road, Newton Mearns, G77 6AW

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.





WE'RE **SOLD** ON  
YOUR FUTURE



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