



15 GILMOURTON CRESCENT
NEWTON MEARNS

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5 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

An exceptional detached extended bungalow in a coveted Newton Mearns address.

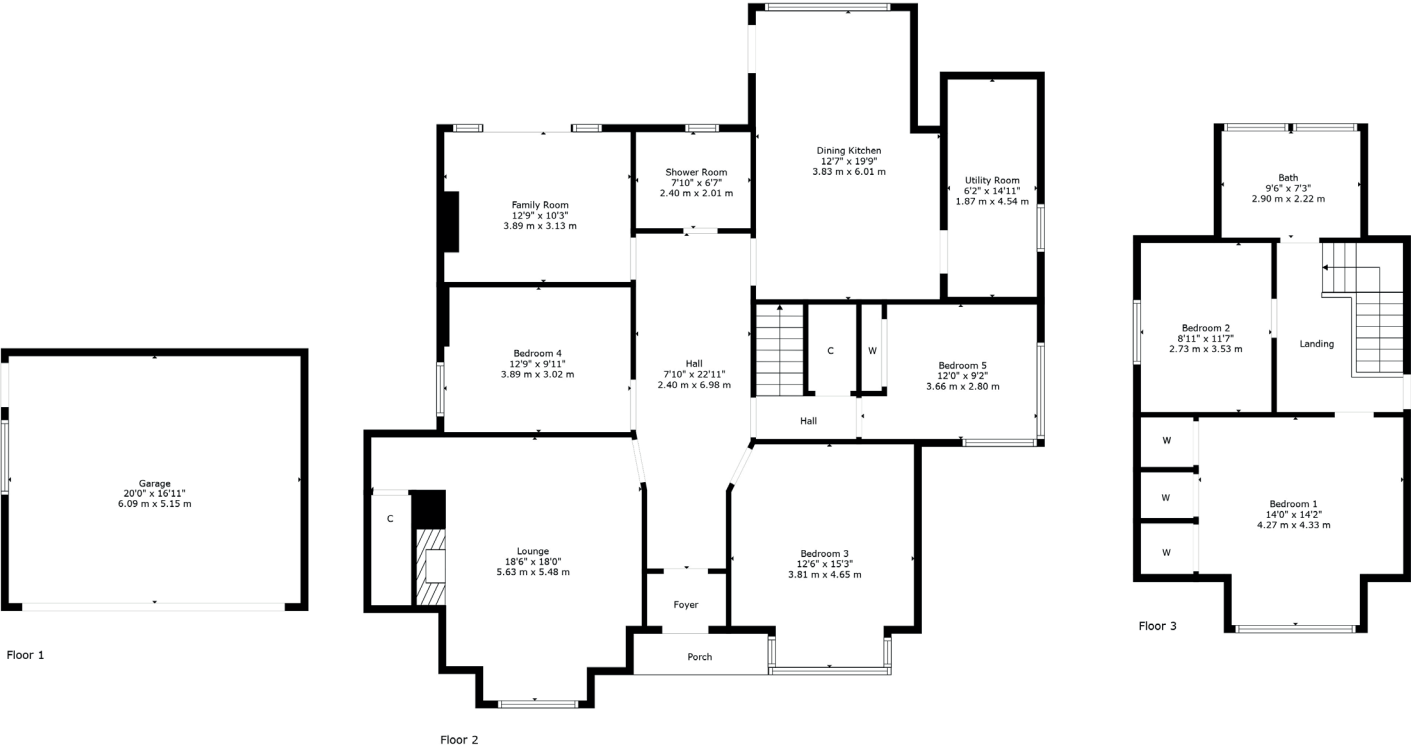
15 Gilmourton Crescent is a charming, detached bungalow situated in a highly coveted Newton Mearns address. The home has been extended and reconfigured to create a family home with terrific room proportions and is an outstanding opportunity to the local marketplace.

Traditional entrance foyer gives way to broad and bright hallway which creates a wonderful sense of scale. Two bay windowed rooms face to the fore which are currently in situ as formal lounge with lovely feature fireplace and brilliant hidden storage space and generous main downstairs bedroom with outstanding wardrobes. Second good downstairs bedroom, rear facing family room with French doors allowing garden access and well-proportioned modern shower room can also be found off the main hall. The extended footprint of the home commences at the kitchen and continues through utility room, third downstairs bedroom, significant storage cupboard and staircase to the attic conversion. The kitchen is now an enhanced dining kitchen provides traditional style wall and base mounted units, a range of integrated appliances and access into the rear gardens and utility room. The family utility room is appointed with further storage and laundry facilities. Bedroom three on the ground floor has a unique corner window which brings in plenty of natural light complete with built in wardrobe. The attic has been very well converted into two bedrooms and substantial main bathroom. Main upstairs bedroom is fitted with terrific storage, second bedroom has found use as a home office or studio in recent times and the bathroom is finished with quality coordinated tiling and sanitary ware.

Externally the property sits in fully enclosed, level and private gardens which are easy to maintain by virtue of lawn and paved sections. Detached double garage provides additional storage and Monoblock front driveway can cater for multiple vehicles.

The subjects have been lovingly maintained and are presented to the market in neutral decorative tones with the current owners completing a total overhaul of the roof system and continual upkeep of the fabric of the property.





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.

NM4233 | Sat Nav: 15 Gilmourton Crescent, Newton Mearns, G77 5AE

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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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