



**12 TOWNHEAD ROAD**

NEWTON MEARNS

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4 | BEDROOMS

2 | BATHROOMS

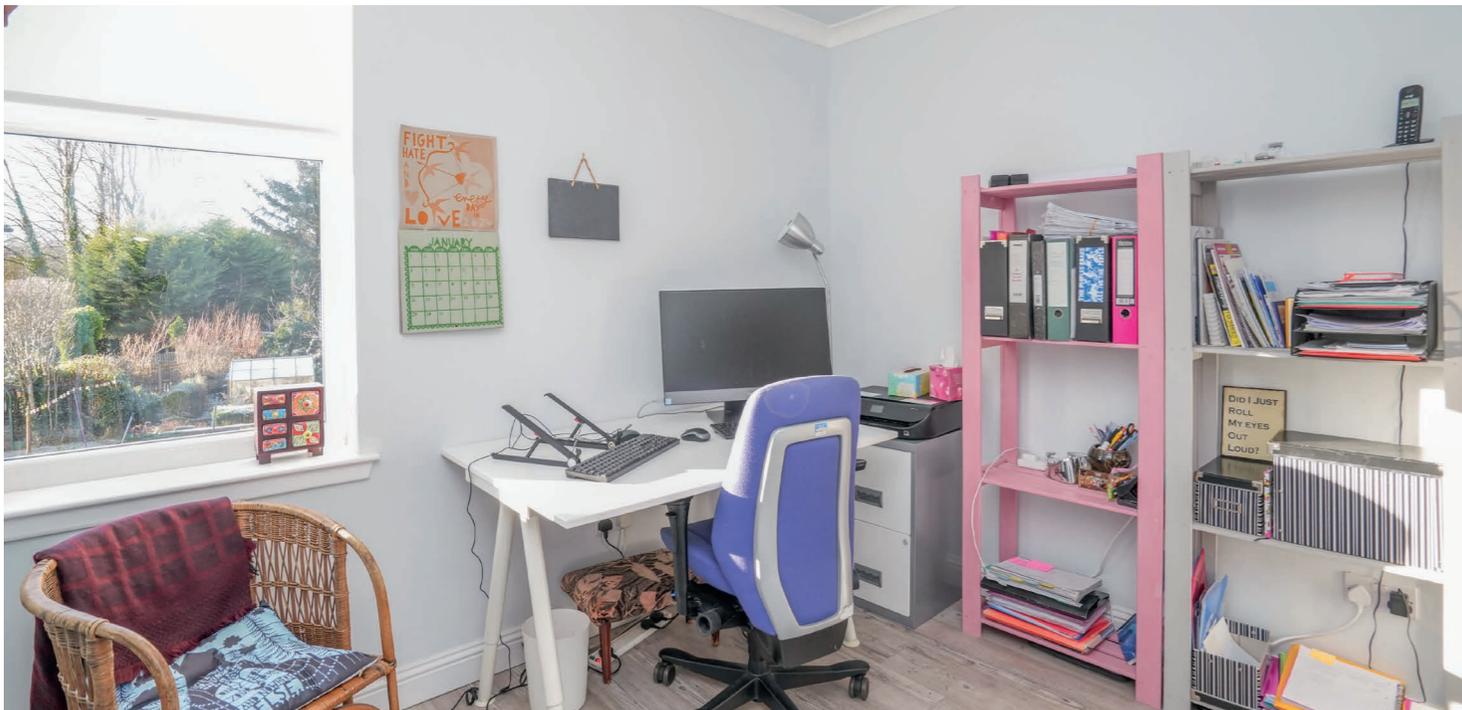
1 | PUBLIC ROOM

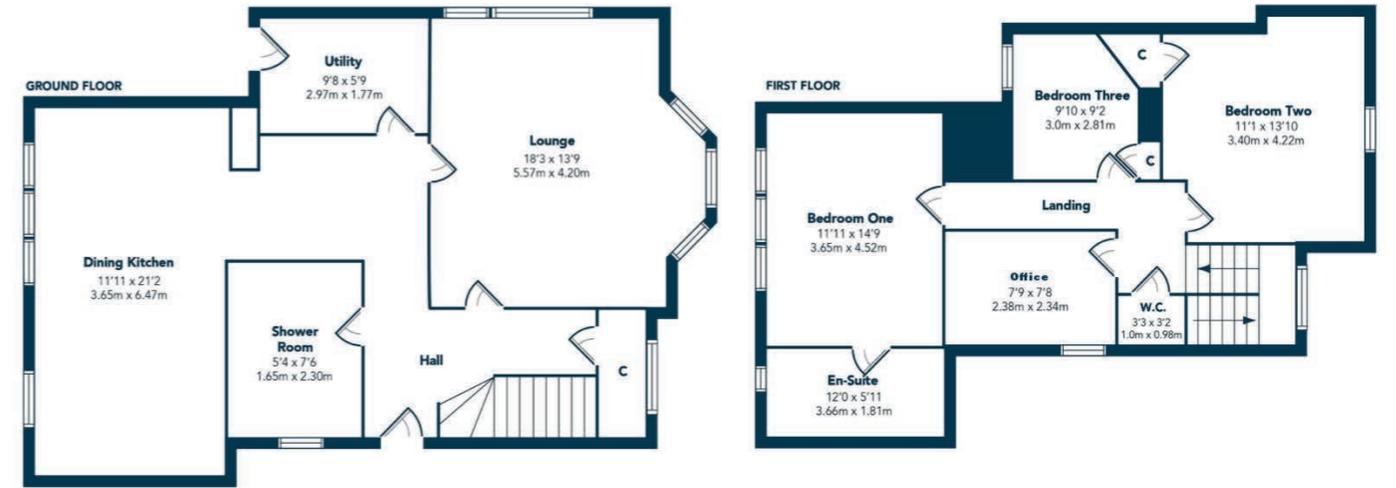
**A beautifully reconfigured and extended 4 bedroom semi detached villa, a modern turn key opportunity to the local marketplace.**

This traditional semi detached family home is set within a lovely secure cul-de-sac location boasting proximity to major Newton Mearns amenities and schooling whilst enjoying a quiet position. The property has undergone a thorough series of enhancements ranging from reconfiguration and extension to renovation and modernization. The front and rear gardens have been landscaped to provide ample vehicular parking and raised deck, lawn, and patio sections for entertaining.

The accommodation comprises of broad, bright and welcoming hallway with ample under stair storage, a spacious bay windowed formal lounge with feature fireplace connects the ground floor beautifully adding to the natural light via two sets of glass paneled doors, the wonderful dining kitchen provides a true entertaining space with access to the rear gardens and comprises of a range of modern fully integrated appliances with wall and base mounted units, separate fully equipped utility room offers further garden access and cloakroom storage options, and ground floor shower room with matching sanitary ware and contemporary finishes complete this floor.

Upstairs a spacious landing with WC adjacent leads to principal bedroom with full en-suite bathroom finished to an exacting standard, excellent second double bedroom with built in storage, good third double bedroom with built in storage and flexible fourth bedroom currently used as an office. The subjects are presented to the market in true turnkey condition and neutral decorative tones. The specification includes modern gas fired central heating with upgraded radiators, double glazed windows and upgraded wiring.





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.

**NM4243** | Sat Nav: 12 Townhead Road, Newton Mearns, G77 6AG

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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](mailto:n.mearns@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)