



44 PRIMROSE AVENUE

NEWTON MEARNS

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5 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

An impressive, detached villa set within south facing gardens.

This modern detached villa built by respected builders Charles Church enjoys a popular location within this highly sought after Maxwell Gait development. With a unique layout and extended and upgraded by the present owners, the subjects are set within private southeast facing gardens and presents a fantastic opportunity to the local marketplace.

The ground floor accommodation extends to traditional style reception hallway with WC and storage adjacent, fantastic formal lounge with feature fireplace providing semi open plan access into formal dining room, contemporary upgraded kitchen with a range of quality integrated AEG appliances and complimentary quartz work surfaces, useful laundry/utility room, and lovely sitting room to front. The subjects also benefit from a garage conversion which has been nicely linked to the main house and provides a fantastic family/games room with fitted storage and access via French doors to gardens at rear. Upstairs a bright and spacious landing area gives access to a generous principal bedroom with fitted wardrobes and contemporary en-suite, three further double bedrooms, one with en-suite shower room, good fifth bedroom and main family bathroom. The specification includes a system of gas central heating (new boiler 2020), double glazing, oak flooring and the subjects are well presented and decorated throughout.

Externally the property is set within private southeast facing garden grounds easily maintained by virtue of large lawned area and patio area. Said gardens are established and retain a high degree of privacy. Spacious driveway to front and side providing vehicular parking.





The property is positioned within close proximity of local shops and amenities on Harvie Avenue and further afield at Ayr Road and Greenlaw Village. The Avenue Shopping Mall is a short drive to the south. The property is superbly placed for a wide range of amenities and indeed nationally recognised schooling. There are excellent communication links via road and rail to the city centre and beyond with the nearest train station being Patterton Train Station. Sports and leisure facilities are well catered for within East Renfrewshire and these include golf clubs, tennis and bowling clubs and Parklands Country Club.

NM4246 | Sat Nav: 44 Primrose Avenue, Newton Mearns, G77 6FS

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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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YOUR FUTURE



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