



**1 CAMERON DRIVE**

NEWTON MEARNS

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3 | BEDROOMS

2 | BATHROOMS

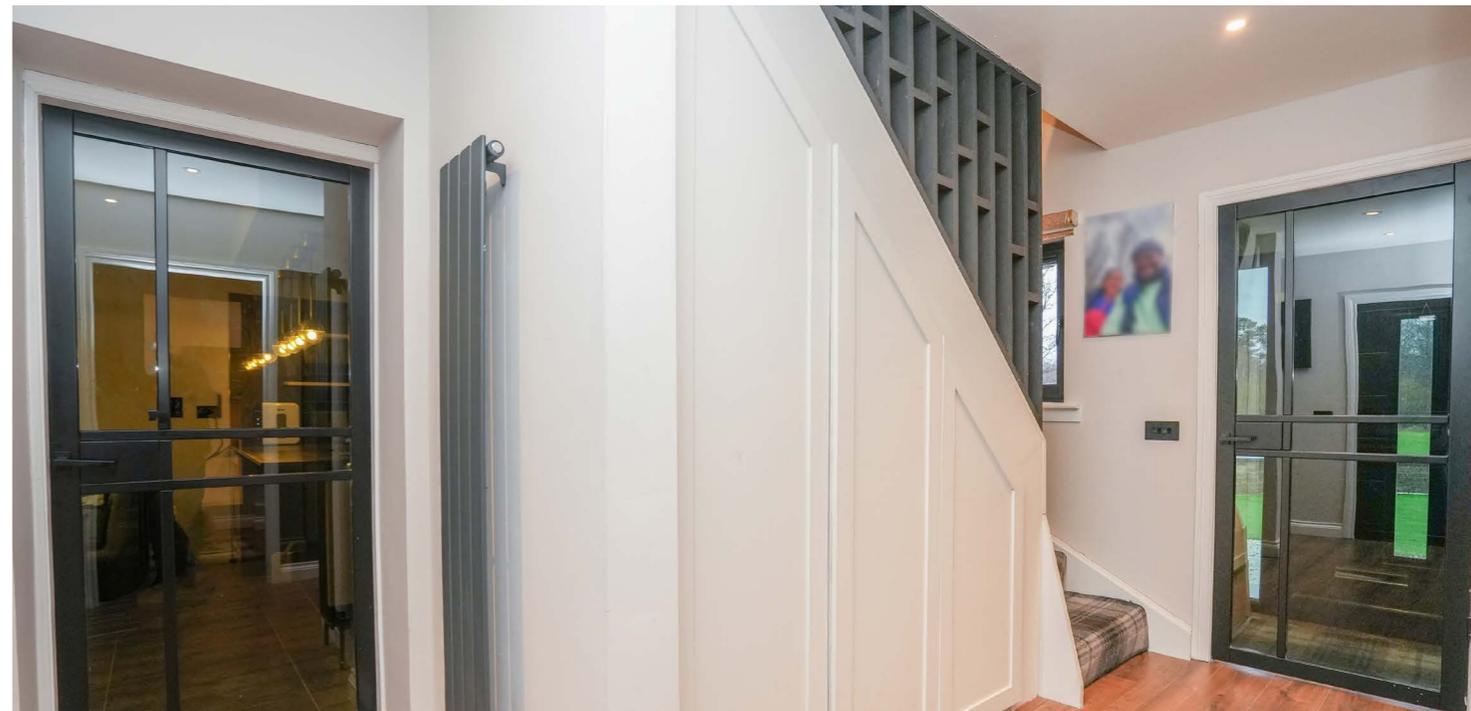
2 | PUBLIC ROOMS

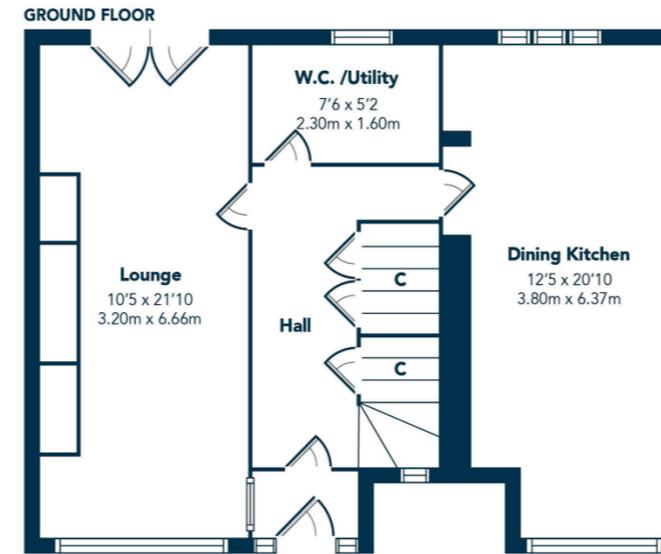
**An extended semi detached villa set within landscaped garden grounds.**

This lovely semi detached villa has been significantly enhanced by way of a double storey side extension and delivers a fantastic family home. Set within generous corner landscaped garden grounds, the subjects offer a fantastic opportunity to the local marketplace.

The ground floor accommodation extends to traditional reception hallway with WC/utility room adjacent, fantastic lounge running the full depth of the house with French doors to rear gardens, and a wonderful open plan dining kitchen completes this level. Upstairs a bright and spacious landing area gives access to generous principal bedroom, contemporary shower room with separate shower enclosure, spacious second double bedroom with fitted wardrobes and contemporary en-suite, and good third bedroom. Additional storage provided by way of attic space. Upgraded throughout, the specification includes a system of gas central heating, double glazing, Gideon and Robinson kitchen, stylish/coordinated tiling, feature internal doors, and overall, the subjects are well presented, decorated, and designed.

Externally the property is set within private rear garden grounds designed for ease of maintenance with decked and astroturf areas. Generous driveway/ample vehicular parking to front with recently erected garage fitted with power and light.





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 gyms, golf courses, parks, tennis clubs and there are a variety of country pursuits found nearby at Hazeldene. Local train stations include Whitecraigs Station and Patterton Station.

**NM4247** | Sat Nav: 1 Cameron Drive, Newton Mearns, G77 6JF

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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)