



18 FRASER AVENUE

NEWTON MEARNS

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A lovely, detached family home set within a generous corner plot.

This delightful, detached home enjoys an excellent, central Newton Mearns location. Set on a generous, corner double plot this home has extensive potential for further development (subject to planning).

This is a seldom available style of property which has been kept in pristine condition by the current owner to provide wonderful accommodation and grounds sure to appeal to a wide variety of buyers.

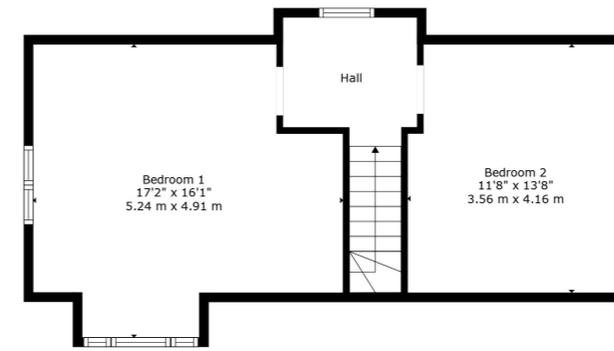
Entry via canopied front, the Internal accommodation extends to bright reception hallway with storage closet and staircase to upper level, front facing lounge with box bay window formation and focal point feature stone fireplace, formal dining room with corner window formation. The kitchen comprises a fine selection of wall and base mounted units and complimentary worktop, integrated appliances throughout. An excellent utility room off the kitchen provides access to the rear garden grounds. Bedroom three with integrated sliding wardrobes is located on the ground level along with the well-appointed family bathroom, with a contemporary three-piece suite and smart tiling.

On the upper level a Velux window brings light down into the lower hallway, bedroom one is a bright and spacious double room with a dormer window overlooking the front grounds and bedroom two is another generous double bedroom.

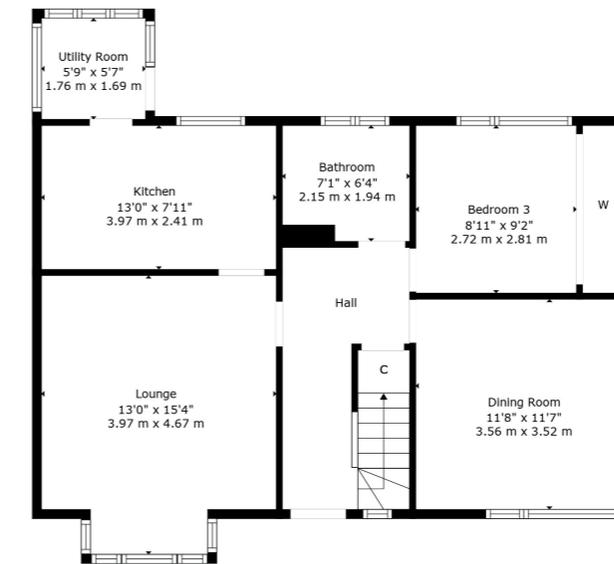
Externally, to the front of the property an extensive stone chipped driveway which sweeps past the home with access from both Fraser Avenue and Douglas Drive. Large double garage to the side of the home with electric garage door. The front garden grounds extend to three lawn areas and perimeter stone border. The rear gardens which boast a southerly aspect are laid to lawn with a lovely patio area.

The extensive grounds provide potential for a generous wrap around extension to be added to the property subject to relevant consents.

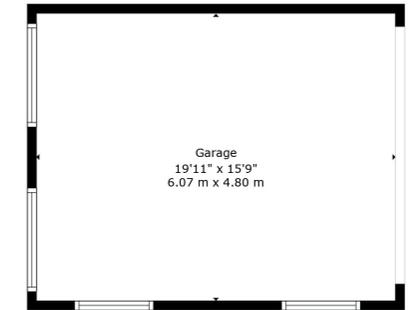




Floor 2



Floor 1



The property is superbly located for nearby high achieving primary and secondary East Renfrewshire schooling. Mearns Cross Shopping Centre and Greenlaw Village are both a short distance away, and retail outlets, motorway, road and train links (Patterson Station) providing swift access to the city centre are within easy reach. There is a myriad of sport and leisure facilities available within the area and the property is also a short distance away from the countryside and equestrian facilities.

NM4321 | Sat Nav: 18 Fraser Avenue, Newton Mearns, G77 6HW

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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