



5 CRAIGIEVAR PLACE

NEWTON MEARNS

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

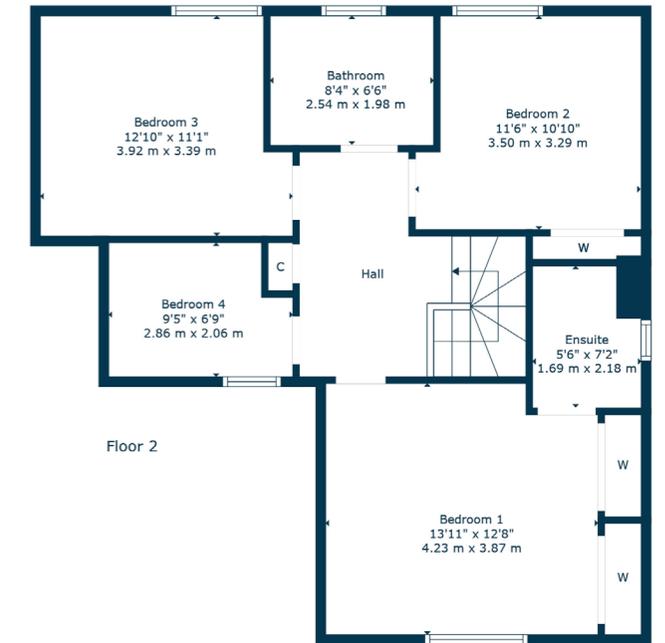
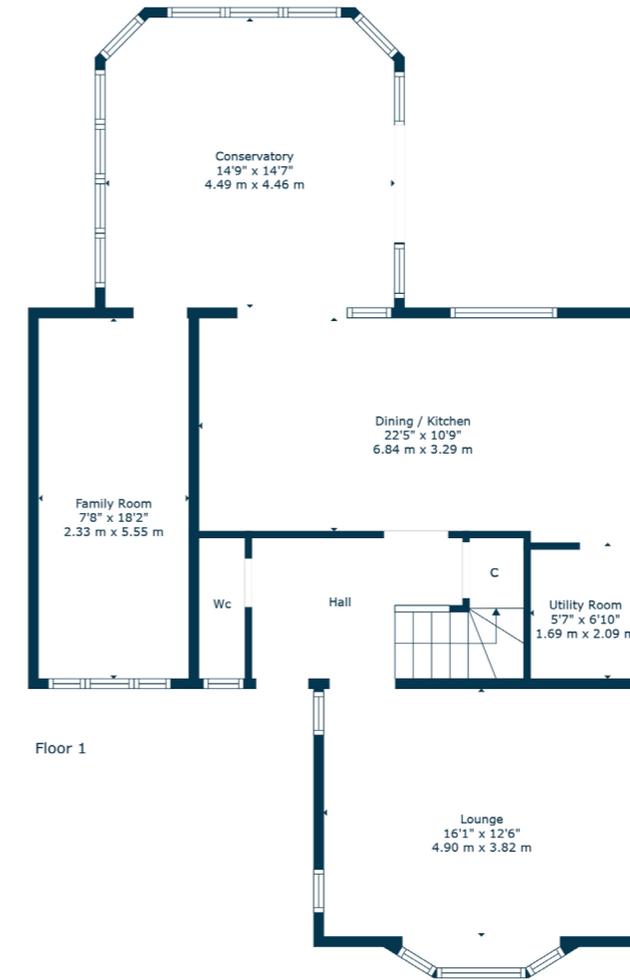
A lovely, detached villa set within private garden grounds.

This modern detached villa enjoys a quiet residential location with the popular Westacres development. Set within a private cul-de-sac, the subjects are set within lovely mature gardens and present a great opportunity to the local marketplace.

The ground floor accommodation extends to traditional reception hallway with WC adjacent, generous bay windowed formal lounge, fantastic open plan dining kitchen with a range of wall and base mounted units and access to separate utility/ laundry space with door to gardens, spacious rear conservatory/garden room with log burner and access to gardens and the garage has also been converted to provide a further family room/home office/library. Upstairs provides generous principal bedroom with fitted storage and modern en-suite shower room, second good double bedroom with fitted storage, two further good bedrooms and modern main family bathroom. Additional storage by way of attic space. The specification includes a system of gas central heating, double glazing, and overall, the subjects display lovely presentation and design throughout.

Externally the property is set within private, mature, and established garden grounds, with feature planting and pond. Said gardens are secure and fully enclosed. Driveway to front providing vehicular parking.





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 at Hazeldene. Local train stations include Patterton Station and Whitecraigs Station.

NM4329 | Sat Nav: 5 Craigievar Place, Newton Mearns, G77 6YE

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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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