



# 10 DEACONSBANK GARDENS

DEACONSBANK

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#### 4 | BEDROOMS

#### 2 | BATHROOMS

#### 3 | PUBLIC ROOMS

**A smart contemporary styled detached modern house set within a private setting enjoying excellent unobstructed views.**

This modern detached villa enjoys a splendid setting within the development and has been significantly improved and many notable improvements by the present owners. Displaying a fantastic contemporary garage conversion, the subjects are also set within easily maintained level garden grounds and offers a wonderful opportunity to the local marketplace.

It is positioned within a quiet cul-de-sac where there are only two houses within this area which also benefits from south facing rear gardens. It should also be noted that there are excellent unobstructed views across to Deaconsbank Golf Course.

The house enjoys a fantastic proximity to Rouken Glen Park, David Lloyd Sports Club, Patterton Train station and the suburbs of Newton Mearns, Giffnock and fast communication links are all found within easy reach.

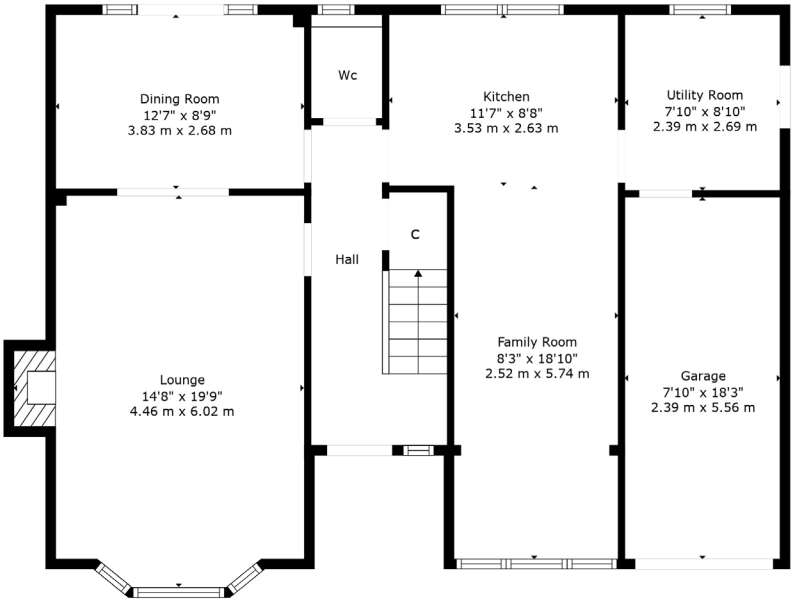
Canopied entrance leads into a lovely traditional style reception hallway with under stair storage cupboard and WC, bay windowed lounge leading to formal dining room, modern fitted kitchen with appliances and open access through to family area with further dining space. Accessed off the kitchen is a separate utility area housing the boiler and utilities. The upper landing space provides storage, gives access to principal bedroom with extensive built in storage and en-suite shower room with full tiling and modern fittings. Three further bedrooms and a main family bathroom.

The gardens are fully enclosed to the rear with gated access, decking area and level lawn which would be lovely for afternoon and evening sun. Driveway parking to the front giving access to integral garage.

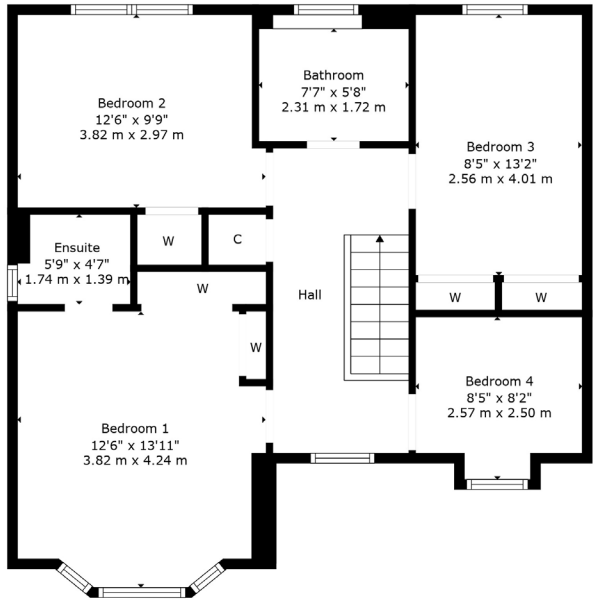








Floor 1



Floor 2



Forming part of this much admired and highly sought after private residential development, this modern detached villa would suit a broad range of buyers. The development is perfectly placed for a variety of amenities which include Mearns Cross Shopping Centre which is a short drive away, Greenlaw Village which offers Waitrose and excellent further shopping facilities, nearby motorway links and Deaconsbank Golf course and Patterton Train Station are a short distance away. An abundance of sports and leisure facilities are available within East Renfrewshire including David Lloyd Sports Club, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was recently voted UK's Best Park of 2016.

**NM4330** | Sat Nav: 10 Deaconsbank Gardens, Deaconsbank, G46 7UP

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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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