



9 HOLM CRESCENT

NEWTON MEARNS

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5/6 | BEDROOMS

3 | BATHROOMS

3/4 | PUBLIC ROOMS

An impressive, larger style detached villa quietly situated with open aspects to the front.

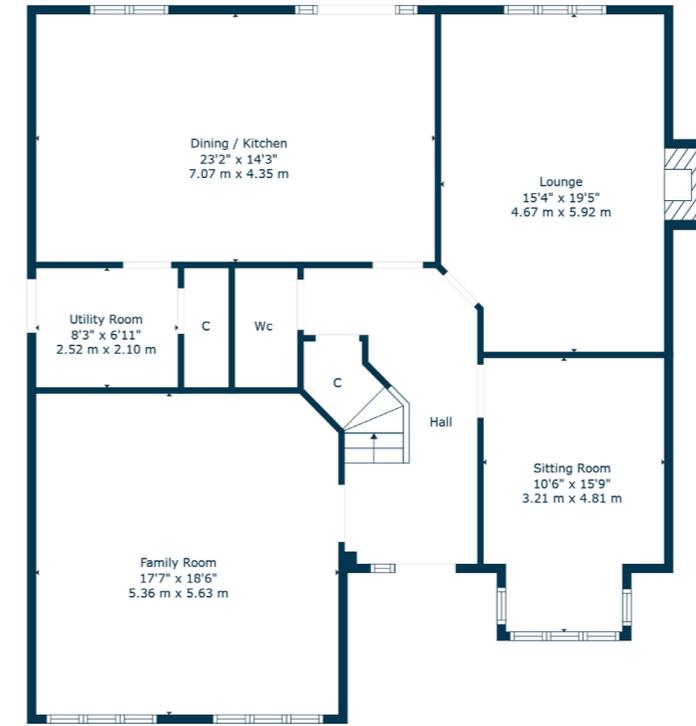
Forming part of this much admired modern residential development by Charles Church, Corum are delighted to present to the market this detached villa that enjoys a particularly quiet setting and the benefit of open aspects to the front. The house is set within immaculate, recently landscaped garden grounds that also benefit from a professionally remodelled garage conversion which enhances the generous sized family accommodation.

In addition to the house being presented in excellent decorative order throughout, and also with recently landscaped garden grounds to front and rear, other notable features include a high-performance gas central heating system, double glazed windows and doors, security alarm system, improved loft insulation, and fully floored attic space.

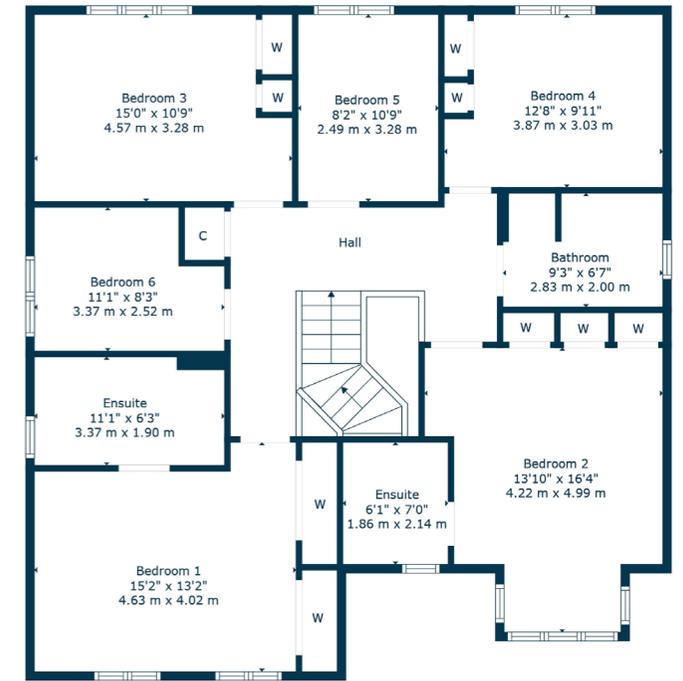
The ground floor accommodation offers canopied entrance, traditional style reception hallway with feature staircase and under stair storage, separate cloaks/WC, lovely family lounge to the rear with focal point limestone fireplace with living flame gas fire, additional sitting/family room to the front, an outstanding garage conversion which is now the heart of the home providing expansive floor space for family gatherings and there is also a fully fitted bespoke media wall (included in the sale), and the ground floor is completed by a great sized family dining kitchen with double glazed French doors to gardens and utility/laundry room off. Spacious upper landing area with storage give access to five double sized bedrooms, two with fitted en-suite facilities, built in storage and there is a sixth bedroom/useful home office space. Large family bathroom.

The garden grounds have been professionally landscaped to the rear with Astroturf providing low maintenance area in addition to patio space. Professionally fitted gazebo area. Raised beds with well stocked planting. Fully enclosed with fencing and external lighting and water tap. Driveway to front offering parking for multiple vehicles with landscaped areas. Large storage shed.





Ground Floor



Floor 1

The property is superbly located for nearby nationally recognised schooling, Mearns Cross Shopping Centre and Greenlaw Village are both a short distance away, and retail outlets, motorway, road and train links (Patterton 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.

NM4392 | Sat Nav: 9 Holm Crescent, Newton Mearns, G77 6UX

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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YOUR FUTURE



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