



**56 POPLAR AVENUE**

NEWTON MEARNS

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**A fully refurbished detached bungalow set within private garden grounds.**

This traditional detached bungalow has been thoughtfully extended, redesigned and upgraded by the present owner to deliver an impressive family home. displaying spacious/ flexible accommodation encompassed over a two storey layout, the subjects are set within private garden grounds with lovely open aspects to the rear.

Ground floor accommodation extends to traditional style reception hallway with feature double height ceiling, generous formal bay windowed lounge to front which is open plan to lovely sitting area through to dining area with bi-fold doors to rear gardens. There is an extended dining kitchen with complementary worktops, separate laundry/utility room, lovely double bedroom and generous principal bedroom with Jack & Jill en-suite shower room. Upstairs a bright and spacious landing area gives access to two further double bedrooms and stylish main bathroom with vaulted ceiling.

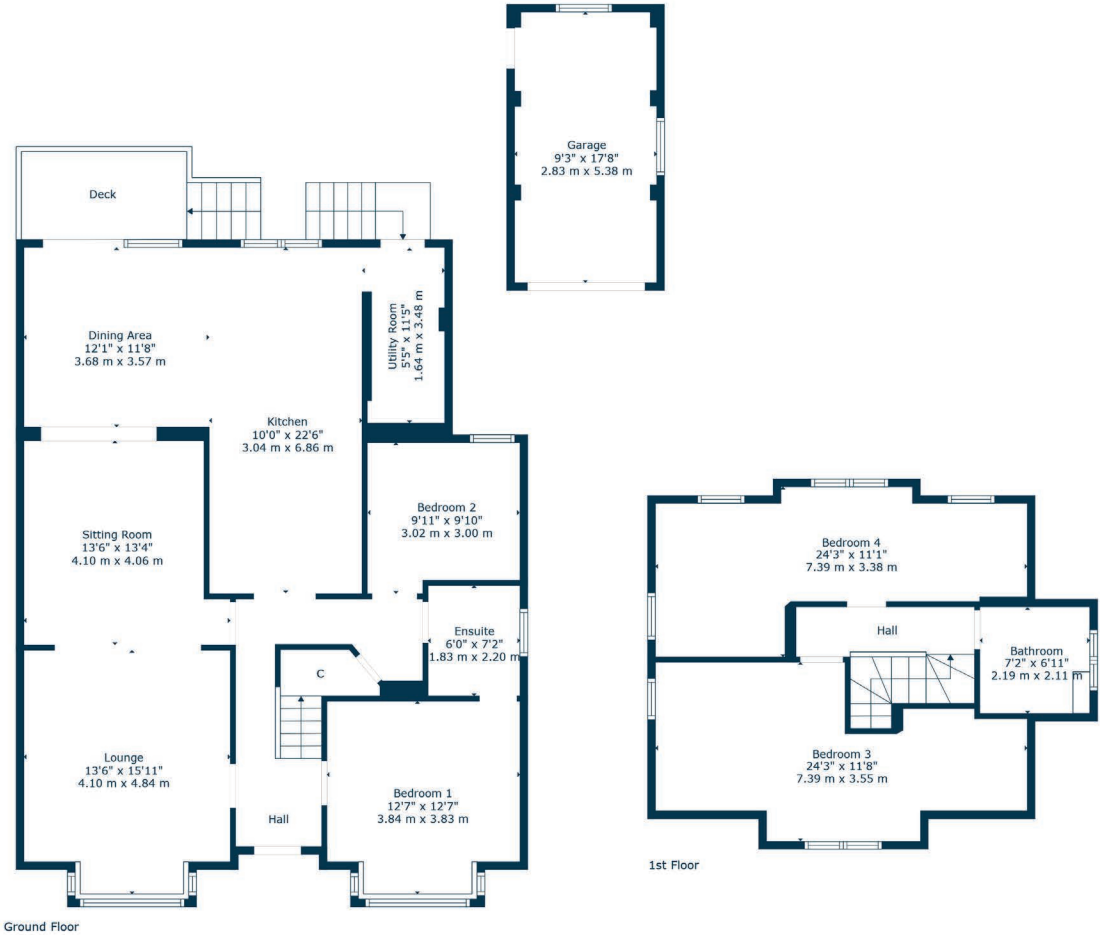
The specification of the property includes a system of gas central heating, double glazing, oak flooring, stylish/ contemporary tiling, new roof system, upgraded wiring and heating, and over all the subjects are well presented and decorated throughout.

Externally the property is set within private, mature garden grounds easily maintained by virtue of decked and lawned area. The gardens retain a high degree of privacy and benefit from lovely open aspects. Driveway to side providing vehicular parking leading to detached garage.









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 Whitecraigs Station and Patterton Station.

**NM4419** | Sat Nav: 56 Poplar Avenue, Newton Mearns, G77 5QZ

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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)