



**197 MEARNS ROAD**

NEWTON MEARNS

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5 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

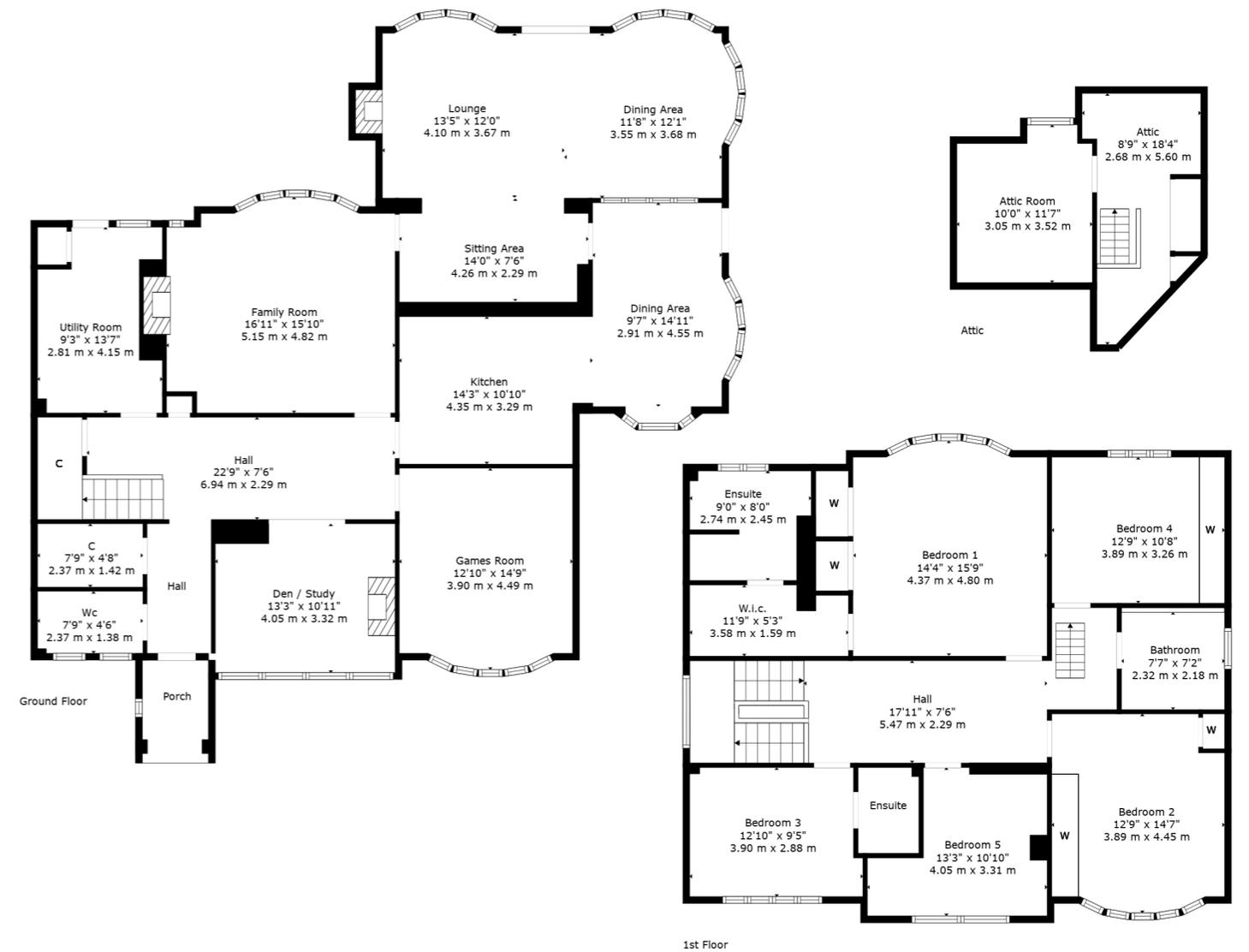
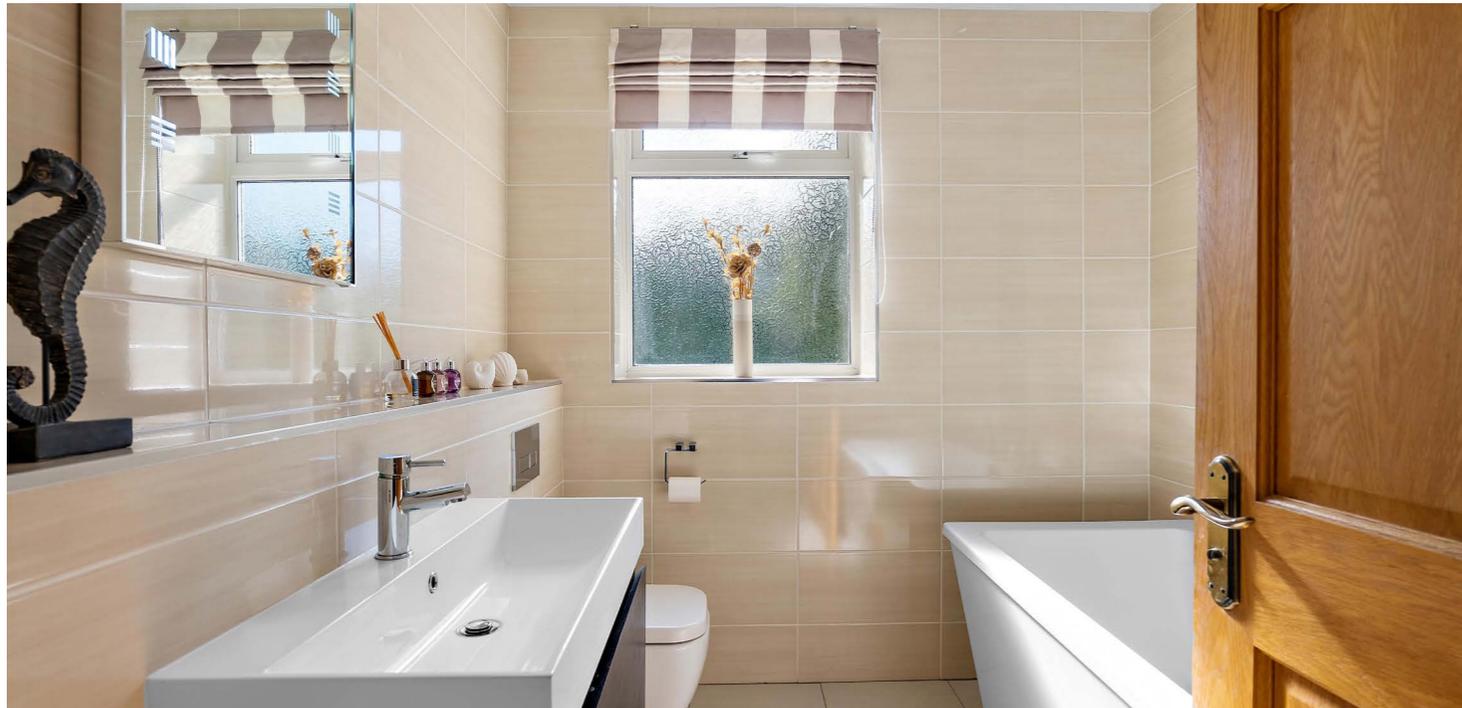
**An impressive, detached villa set within private garden grounds.**

This fantastic traditional detached villa enjoys a prime residential location within the sought after suburb of Newton Mearns. Displaying spacious family accommodation encompassed across two levels, the subjects are set within private landscaped garden grounds and present a wonderful opportunity to the local marketplace.

Extending to approximately 3000 square feet, the ground floor accommodation extends to traditional style reception hallway with WC and cloaks storage adjacent, lovely TV room/home office to front, generous family/games room, lovely rear facing sitting room with feature fireplace and aspects to gardens, spacious formal lounge/dining room with access to rear gardens and there is a lovely open plan dining kitchen with upgraded German fitted units and complementary stone worktops. The ground floor is completed by a useful separate laundry/utility room with access to rear gardens. Upstairs a bright and spacious upper hallway gives access to generous principal bedroom with dressing area and en-suite shower room, spacious second double bedroom with en-suite shower room, three further good bedrooms and main family bathroom. Additional storage provided by way of attic space. The specification of the property includes a system of gas central heating, double glazing, oak flooring, quality fixtures and fittings throughout and overall, the property is well presented and has been very well maintained over the years.

Externally the property is set within private landscaped garden grounds which by virtue of orientation enjoy the sun most of the day. Gardens are private, secure and fully enclosed with lawn and patio areas. Monoblock driveway to front and side providing ample vehicular parking with access both from Mearns Road and Kirkle Road. Security gates to both elevations.





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. Local train stations include Whitecraigs Station and Patterton Station.

**NM4434** | Sat Nav: 197 Mearns Road, Newton Mearns, G77 5EP

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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)