



# 10 BLACKHOUSE GARDENS

NEWTON MEARNS

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#### 4 | BEDROOMS

#### 1 | BATHROOM

#### 2 | PUBLIC ROOMS

**A traditional detached villa enjoying a sought after residential location.**

This classic detached villa enjoys a prime residential location within the sought after suburb of Newton means. Set within a generous corner plot and private south facing gardens, the subjects offer a fantastic opportunity to the local marketplace.

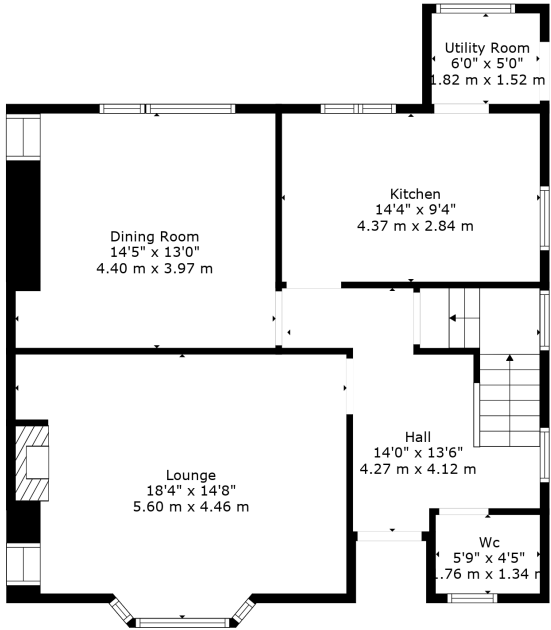
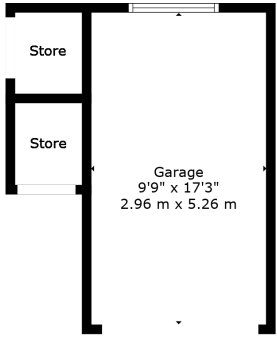
Ground floor accommodation extends to traditional style reception hallway with WC adjacent, fantastic formal bay windowed lounge to front, spacious rear facing dining room, fitted kitchen with a range of wall and base mounted units and separate storeroom adjacent. Upstairs a bright and spacious landing area gives access to generous principal bedroom with bay window, two further spacious double bedrooms, good fourth bedroom and main family bathroom. Additional storage provided by way of attic space and this level provides scope for further extension/development (subject to planning). The specification of the property includes a system of gas central heating and double glazing.

Externally the property is set within private, level and easily maintained south facing garden grounds. Driveway to side leading to detached garage. Generous corner plot/outside space which provides scope for further extension/development (subject to planning).

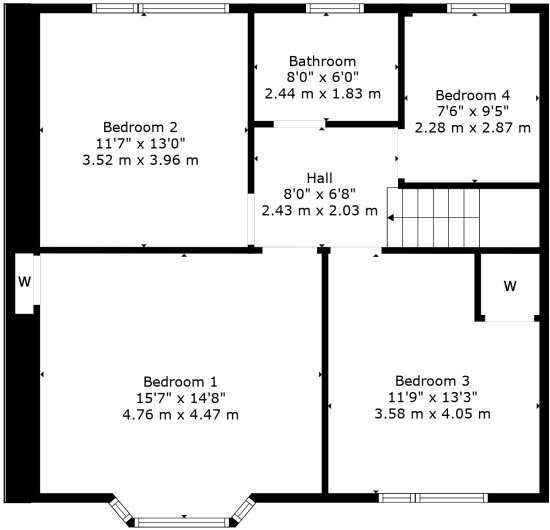








Floor 1



Floor 2

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.

**NM4476** | Sat Nav: 10 Blackhouse Gardens, Newton Mearns, G77 5HS

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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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