



## 2 HILLFIELD DRIVE

MEARNS GRANGE, NEWTON MEARNS

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**4/5 | BEDROOMS**

**4 | BATHROOMS**

**2/3 | PUBLIC ROOMS**

**An immaculate detached villa set within larger style garden grounds**

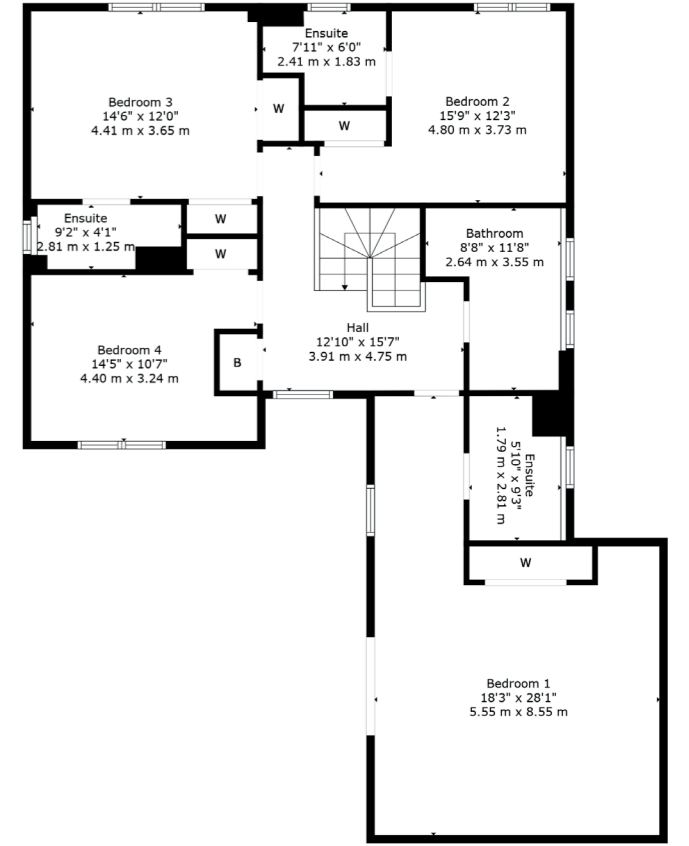
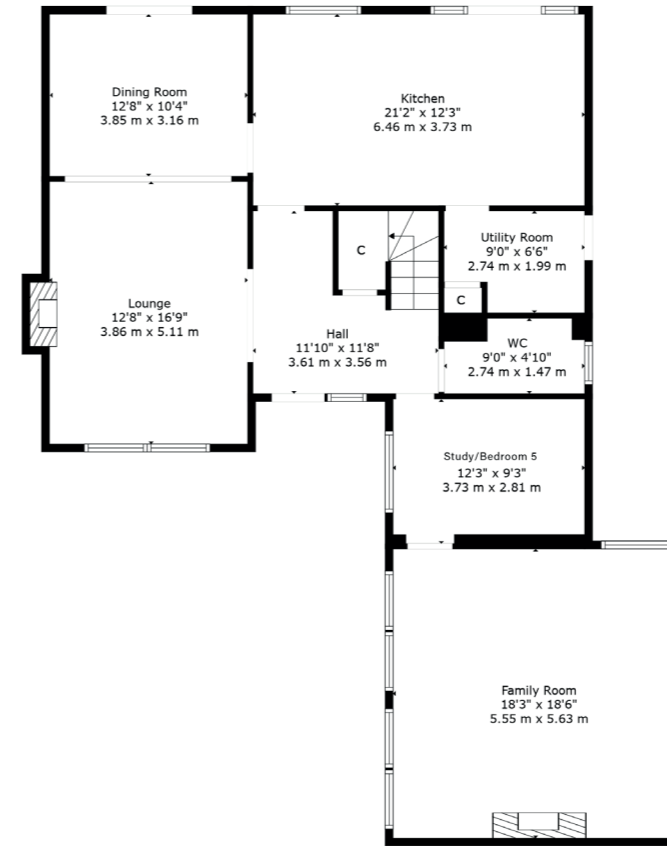
Forming part of this much admired, private development by Mansell Homes/Balfour Beatty, this is an exceptional detached family home that is being presented to the market in immaculate condition throughout. Set within larger style garden grounds, the house would be perfect for a young growing family who wish to take advantage of its wonderful location, close to local schooling, Greenlaw Village and nearby motorway links in addition to Patterton train station.

The specification for the house includes a modern system of gas central heating (maintenance contract), double glazed windows and doors, security alarm system and the interior has been enhanced by recently laid floor coverings and a particularly high standard of maintenance and decoration throughout.

Traditional style reception hallway with under stair storage and separate cloaks/wc, feature oak French doors leading into a generous sized dual aspect lounge/dining room, dining sized kitchen with French doors to gardens, downstairs home office/bedroom five, an exceptional garage conversion provides a wonderful family room with feature media type wall and focal point fireplace. Spacious landing area with storage gives access to four double size bedrooms, three with en-suite facilities and all with built in storage. There is a main family bathroom with separate shower enclosure. Additional specification includes Amtico flooring, modern lighting, fully integrated kitchen (all appliances under maintenance contract), and CCTV security cameras.

Monoblock driveway to the front offering parking for multiple vehicles with pathway giving gated access to extremely large, fully enclosed gardens with patio to the rear.





Ground Floor

1st Floor



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. 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 Patterton Station and Whitecraigs Station.

**NM4486** | Sat Nav: 2 Hillfield Drive, Mearns Grange, Newton Mearns, G77 6GD

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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)