



14 DUART DRIVE

NEWTON MEARNS

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c o r u m



4 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

A traditional detached villa enjoying south facing views and set within larger sized garden grounds.

Corum are delighted to present to the market this post war (circa 1950's) detached villa built by Mactaggart & Mickel, that is set within the heart of the Broom Estate. This traditional detached residence is set under a Rosemary tiled roof system and enjoys far reaching, south facing aspects and is set within particularly large sized garden grounds with driveway and garage.

The property on the ground floor extends to vestibule, lovely traditional style reception hallway, shower room/WC, fantastic sized dual aspect lounge with splendid views to the rear and open fire, formal bay windowed dining room, fully integrated dining kitchen with open access through to family room with dual aspects and double glazed sliding doors to south facing balcony. The upper landing area is bright and airy and provides access to four bedrooms, principal bedroom with extensive built in storage and en-suite bathroom, and a main family bathroom completes the upper floor. There is a lower ground floor accessed off the main hallway providing lower hallway area which is fitted out as a workstation/study area with generous storage off, downstairs WC, large laundry/utility room with extensive built in storage, rear facing garden lounge/fifth bedroom which gives access onto gardens. The property has been well maintained by the long term owners and notable specification includes double glazed windows throughout, maintained security alarm system, and two boilers providing gas central heating to the property. Roof has been maintained, and the property has been looked after throughout.

The garden grounds are a significant feature of the property. They are both established and laid out for ease of maintenance. Very large lawn area to the rear with patio and storage shed. Monoblock driveway to the side offering parking for multiple vehicles which gives access to the lower ground garage which is accessed from the rear of the property. External lighting and water tap.





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.

NM4500 | Sat Nav:14 Duart Drive, Newton Mearns, G77 5DS

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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