



12 SHAWHILL CRESCENT

NEWTON MEARNS

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3/4 | BEDROOMS

1 | BATHROOM

1/2 | PUBLIC ROOMS

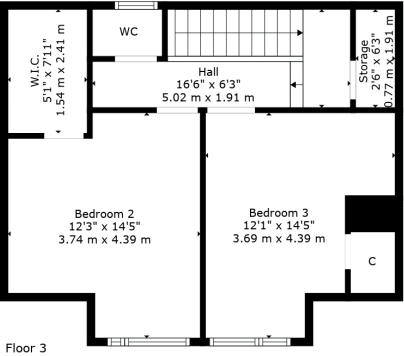
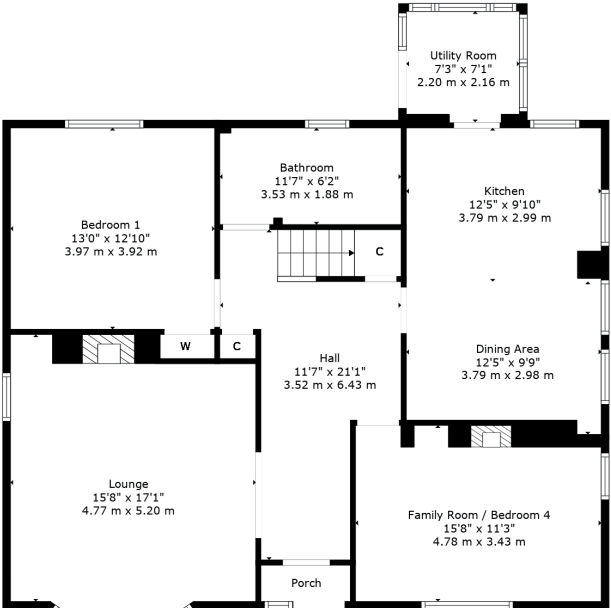
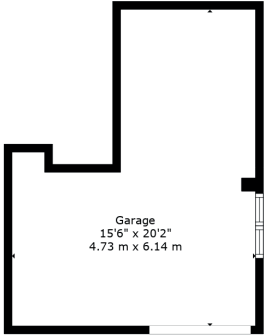
A traditional detached bungalow set within mature garden grounds.

This traditional detached bungalow enjoys a quiet yet convenient location within this popular pocket of Newton Mearns. Set within mature garden grounds and enjoying lovely aspects to the front, the subjects offer a fantastic opportunity to the local marketplace.

Enjoying great privacy by virtue of slightly elevated setting, the ground floor accommodation extends to spacious reception hallway with open access to splendid formal lounge, lovely front facing sitting room/fourth bedroom, generous rear facing principal bedroom, fantastic open plan dining kitchen, rear utility/laundry with access to gardens and the ground floor is completed by main family bathroom. Upstairs gives access to two good bedrooms and WC. The specification includes a system of gas central heating and double glazing.

Externally the property is set within mature and south facing rear garden grounds. Patio, lawned areas and said gardens retain a high degree of privacy. Driveway to front providing vehicular parking leading to single garage. Mature gardens and outlook to front.





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.

NM4509 | Sat Nav: 12 Shawhill Crescent, Newton Mearns, G77 5BY

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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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