



22 WEMYSS AVENUE

NEWTON MEARNS

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

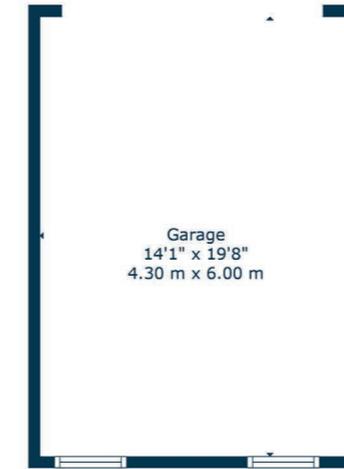
A lovely semi detached villa enjoying a popular residential location.

This traditional semi detached villa enjoys a quiet yet convenient location within this popular pocket of Newton Mearns. Benefitting from conservatory to rear and set within private level gardens, the subjects offer a great opportunity to the local marketplace.

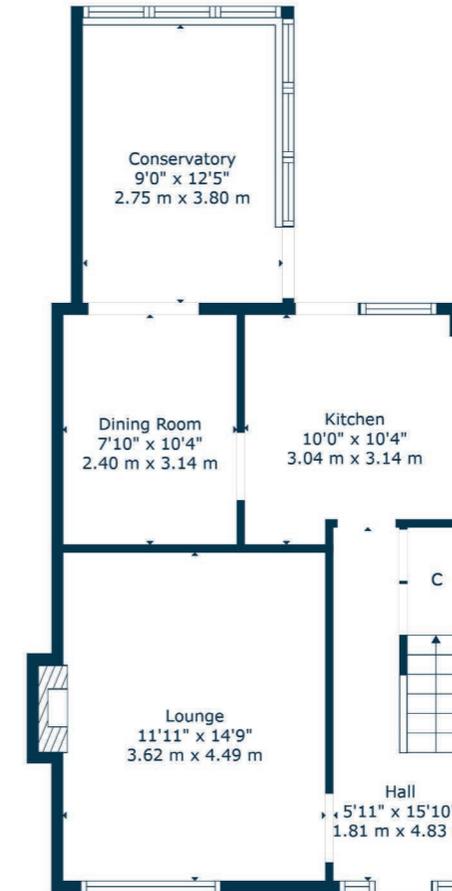
The ground floor accommodation extends to traditional reception hallway with storage adjacent, generous formal lounge, fitted kitchen with a range of wall and base mounted units and access to gardens, lovely formal dining room with access via French doors to spacious conservatory overlooking gardens. Upstairs gives access to spacious primary bedroom, good second bedroom, good third bedroom, and upgraded/contemporary family bathroom. All bedrooms benefit from fitted wardrobes. Additional storage provided by way of attic space. The specification includes a system of gas central heating, double glazing, and overall, the subjects are well presented throughout.

Externally the property is set within private, level, easily maintained garden grounds. Detached garage. The garden to front also benefits from lovely open outlooks.

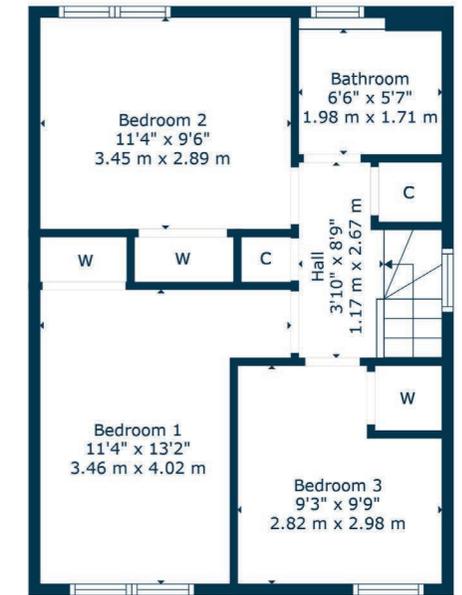




Ground Floor



Ground Floor



1st Floor



Situated within a highly sought after pocket of Newton Mearns, the property is superbly placed for a wide range of amenities and indeed nationally recognised schooling. A wide variety of restaurants, supermarkets and retailers can be found at the nearby Mearns Cross Shopping Centre and Greenlaw Village, and there are a range of sports and leisure activities found within the district including parks, health clubs, gyms and golf courses. Excellent local transport links providing swift access to the city centre and beyond are also close at hand with Whitecraigs Station and Patterton Station being the nearest.

NM4526 | Sat Nav: 22 Wemyss Avenue, Newton Mearns, G77 6AR

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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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