



38 PAIDMYRE ROAD

NEWTON MEARNS

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A traditional detached bungalow set within established gardens within this quiet pocket of Newton Mearns.

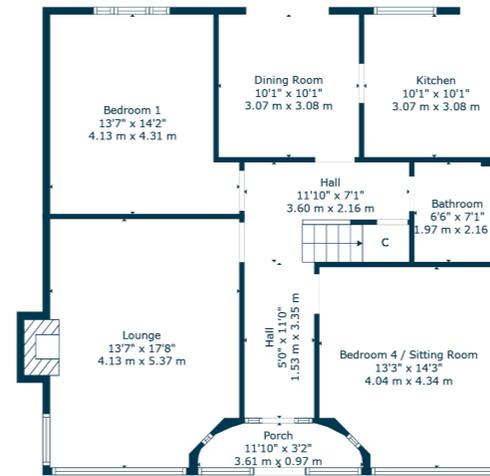
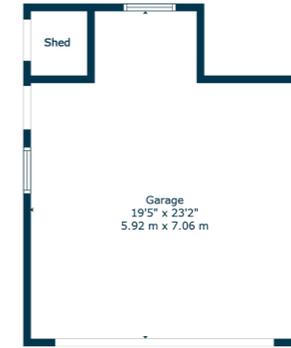
This traditional detached bungalow enjoys a quiet and peaceful setting and yet is within easy striking distance of many local amenities within Newton Mearns. High achieving schooling, local shopping and transport links are all found nearby, and the property is being presented to the market for the first time in many years and therefore offers a wonderful opportunity for buyers to bespoke and design the property to their own style and taste.

The specification of the house includes a modern system of gas central heating with refitted boiler in 2018 (annually serviced), double glazed windows and doors throughout and there is a modern kitchen and contemporary styled downstairs shower room.

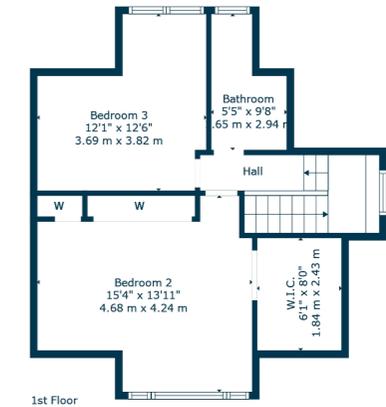
The accommodation extends to double glazed outer door leading into tiled vestibule, lovely sized traditional style reception hallway with under stair storage, generous sized bay windowed lounge with focal point fireplace, downstairs sitting room/bedroom four with feature corner window and Living Flame gas fire, downstairs bedroom to the rear with aspects to gardens, dining area with patio doors to gardens and this room provides open access through to a modern fitted kitchen with doors to gardens. The ground floor is completed by a modern, contemporary styled shower room with tiling. Bright and airy upper landing area with eaves storage leads to two double sized bedrooms, front room has particularly large storage, and a shower room completes the upper accommodation.

Established garden grounds are laid out to front and rear with lawned area and well stocked planting beds. Large driveway offering parking for multiple vehicles leads to detached double garage with remote control up and over door, fitted with power, light and water tap.





Ground Floor



1st Floor

Newton Mearns is one of the most sought-after suburbs within the south side of Glasgow. The property is superbly situated 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 is 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. Local train stations include Whitecraigs Station and Patterton Station.

NM4530 | Sat Nav: 38 Paidmyre Road, Newton Mearns, G77 5AJ

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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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