



**44 RODGER AVENUE**

NEWTON MEARNS

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





3 | BEDROOMS

1 | BATHROOM

1/2 | PUBLIC ROOMS

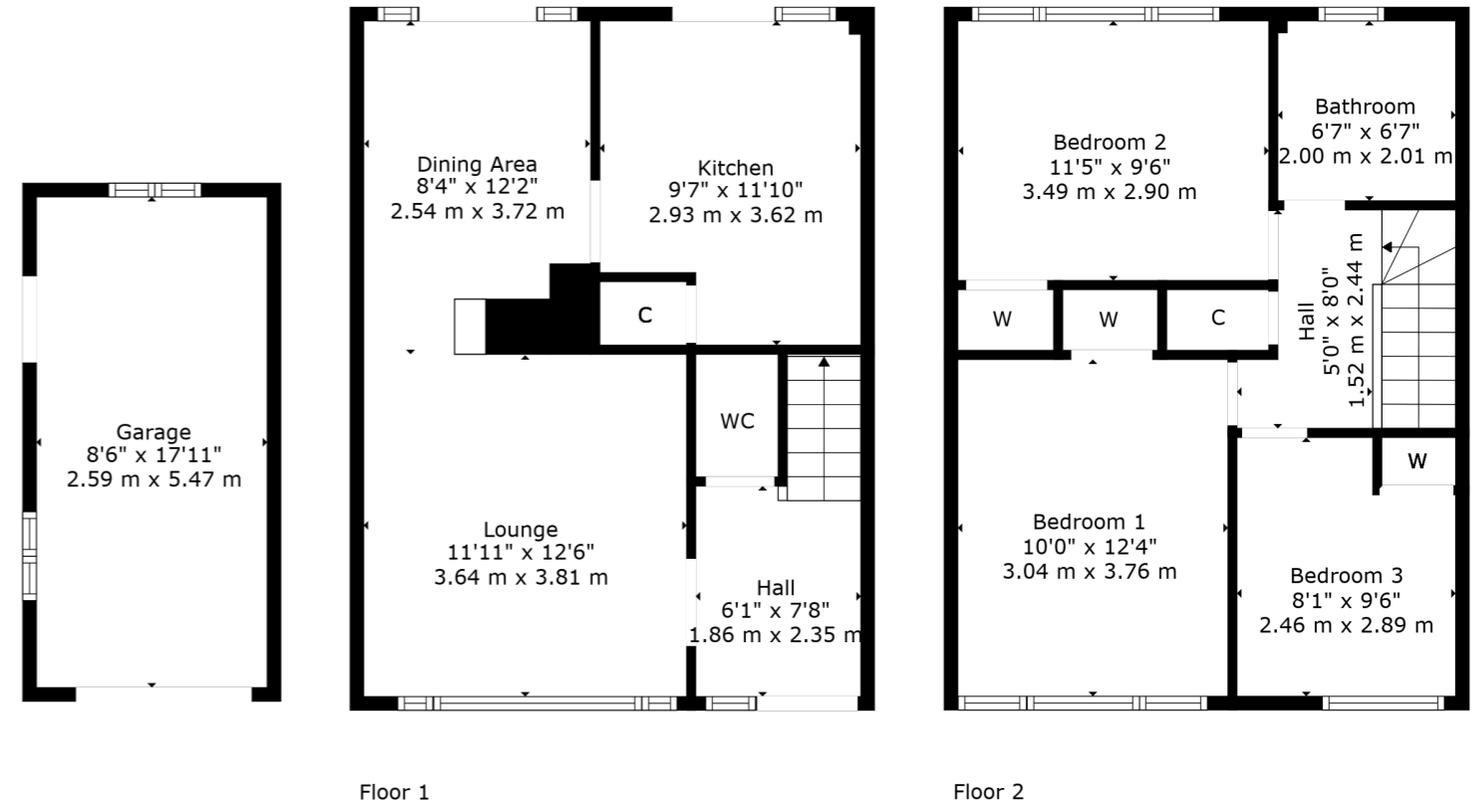
**Beautifully presented and rarely available three bedroom family home which stands within lovely established grounds.**

Beautifully presented and rarely available three bedroom family home which stands within lovely established grounds and nestled in a quiet, but central area of Newton Mearns.

The property has been upgraded to an exceptional standard of finish throughout with fresh neutral decor with stylish and contemporary finishing. Offering spacious accommodation, the rooms flow seamlessly from one to another. The light and airy accommodation in brief extends to entrance, hallway with useful cloakroom/WC, lounge with large style picture window to the front, opening to the dining room, and kitchen with a range of wall and base mounted units. The upper level provides access to three well proportioned bedrooms with storage and family bathroom. The attic has been floored and can be utilised for a variety of uses.

Externally a driveway provides ample parking to the front and side leading to timber garage. The beautiful rear gardens are of excellent size, private and enclosed offering level lawn and patio areas with the added benefit of a timber summer house providing an ideal space for outside enjoyment. The established gardens have a pleasant mix of shrub borders giving all year round interest.





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 Patterton Station and Whitecraigs Station.

**NM4542** | Sat Nav: 44 Rodger Avenue, Newton Mearns G77 6JS

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



WE'RE **SOLD** ON  
YOUR FUTURE



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)