



5 KIRKDENE AVENUE

NEWTON MEARNS

www.corumproperty.co.uk





4 | BEDROOMS

2 | BATHROOMS

4 | PUBLIC ROOMS

A one off, architect designed detached villa set within this primary pocket of Newton Mearns.

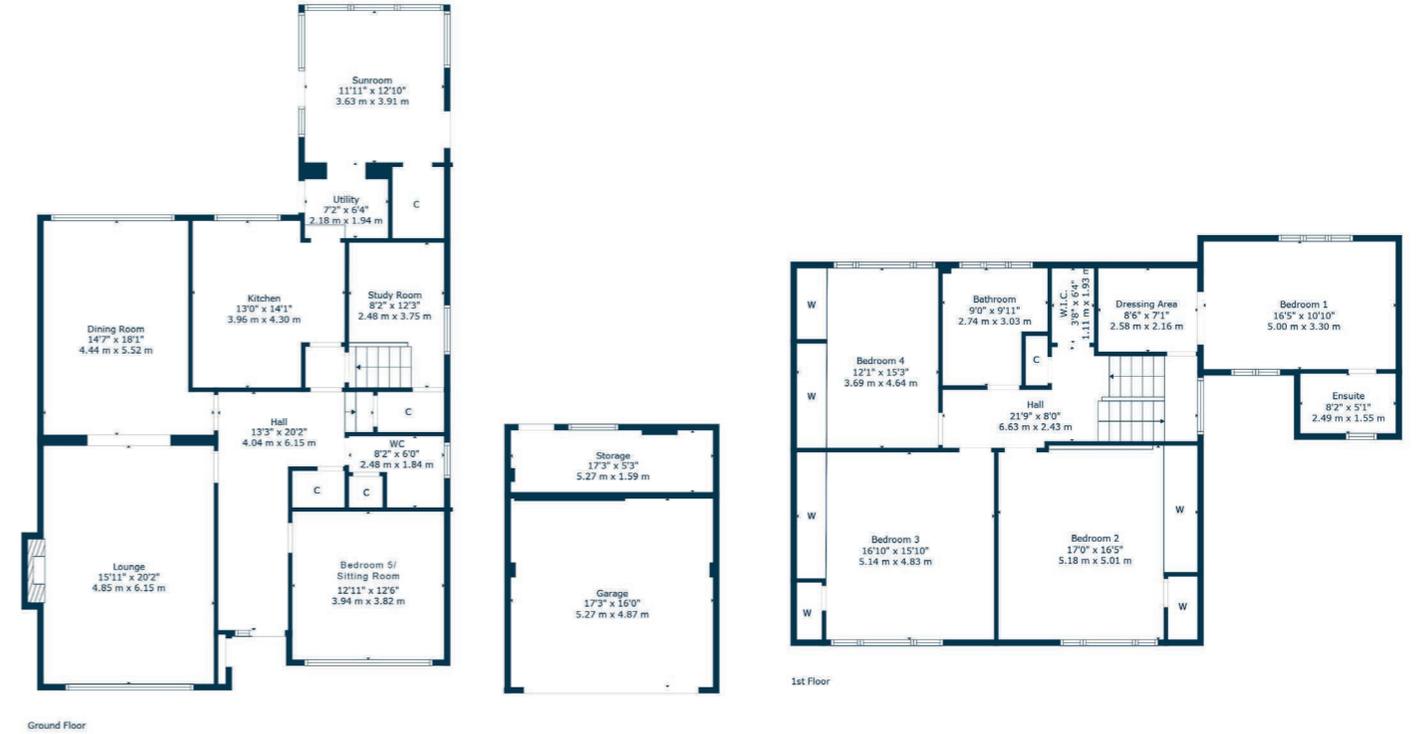
This is an exceptionally spacious, one-off architect designed detached villa that delivers spacious and versatile family accommodation encompassed over a two storey layout.

Being presented to the market for the first time in many years, the property has been fastidiously maintained and looked after by the long-term owners. Extended to enhance the accommodation to the side elevation and to the rear, the property has a system of gas central heating with modern boiler system (January 2022), upgraded double glazed UPVC windows (downstairs refitted 2023), and the property has a maintained security alarm system.

Double storm doors leading into vestibule, large traditional hallway with generous cloaks area and separate WC with further storage, beautifully sized lounge to front with sliding pocket doors leading to spacious dining room, TV/family room to the front, dining sized kitchen with appliances and access to rear garden room that gives aspects and access onto patio and gardens, and the ground floor is completed by a useful large boot room/additional storage area. The upper accommodation provides principal bedroom with its own en-suite/wet room and dressing area/study area, three further double bedrooms all with extensive built in storage and a modern main family bathroom with shower. Partially floored attic providing further storage.

Established, broad fronted garden grounds with mature trees retaining privacy, Monoblock driveway offering parking for multiple vehicles. Large double garage with remote control roller door system. Fitted with power and light. Attached tool store to the rear of the garage with workbench also fitted with power and light. Two large storage sheds. Canopied area to the side of the property. Lawn area with further sun patio and mature trees to the rear enhancing further privacy.





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.

NM4562 | Sat Nav:5 Kirkdene Avenue, Newton Mearns, G77 5RN

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.



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

www.corumproperty.co.uk