



**40 LAIGH ROAD**

NEWTON MEARNS

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**3/4 | BEDROOMS**

**3 | BATHROOMS**

**3/4 | PUBLIC ROOMS**

**A classically designed detached villa by Mactaggart & Mickel within impressive corner gardens.**

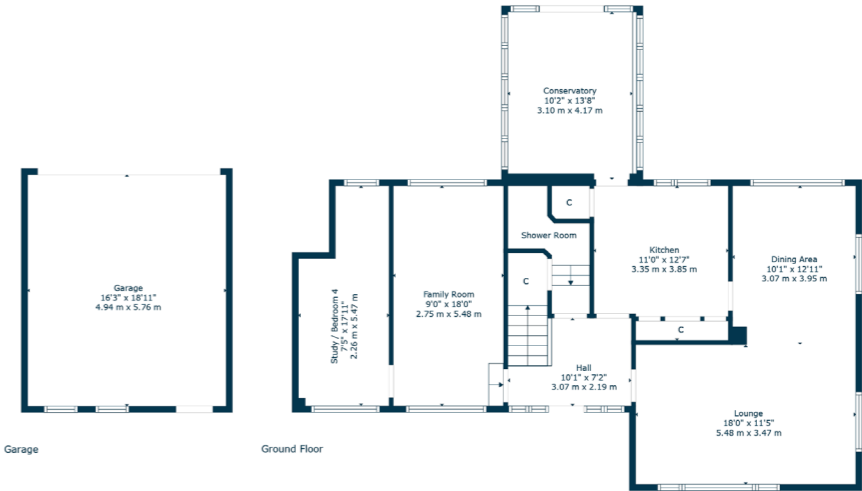
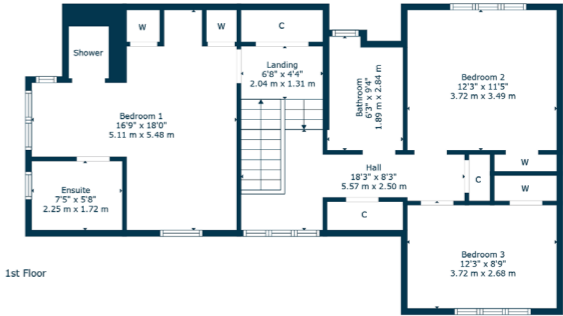
Distinguished by its impressive, sweeping corner plot and overlooking uninterrupted, open greenbelt to the front, Corum are delighted to present the market this Mactaggart & Mickel detached villa that is set within a primary pocket of Newton Mearns.

The property has been successfully extended, remodelled and re-rough casted and delivers flexible family accommodation encompassed over a two storey layout. The property has a system of gas central heating, double glazed windows and doors and is being presented to the market for the first time in many years and would therefore be a wonderful opportunity for a young growing family.

Double glazed entrance door leading into traditional style reception hallway with downstairs shower room/ WC, generous sized lounge open to a spacious dining area, fitted kitchen with access through to conservatory, converted garage provides a family room and accessed off is a downstairs bedroom or office space. The upper accommodation provides an enhanced and extended principal bedroom with built in storage and en-suite shower room and WC, two further bedrooms in the upper landing and main family bathroom.

Sweeping lawned garden grounds to the front with driveway parking, additional driveway to the rear elevation of the property giving access to detached double garage with remote control roller door system. Fully enclosed south facing, private, lawned gardens to the rear.





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. 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.

**NM4578** | Sat Nav: 40 Laigh Road, Newton Mearns, G77 5EQ

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



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