



32 WEAVER AVENUE

NEWTON MEARNS

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3 | BEDROOMS

1 | BATHROOM

1/2 | PUBLIC ROOMS

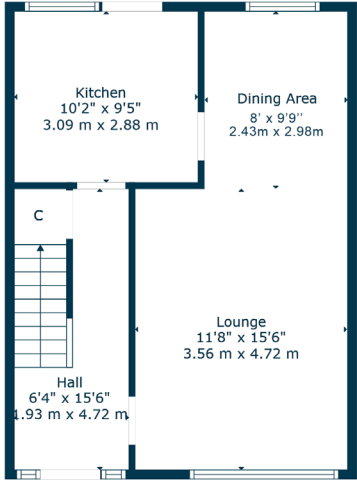
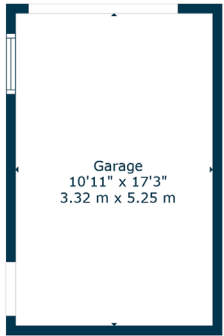
A lovely semi detached villa enjoying a popular location.

A lovely semi detached villa, in excellent condition, enjoys a quiet convenient location within this popular pocket of Newton Mearns. Set within well maintained level garden grounds, the subjects present a great opportunity to the local marketplace.

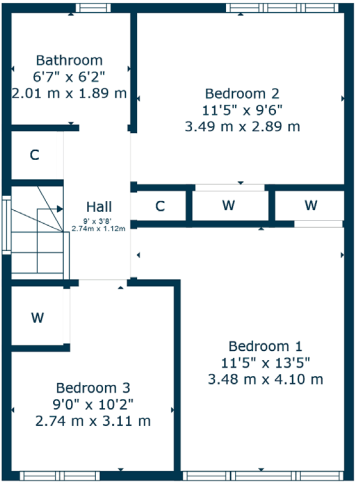
Ground floor extends to traditional style reception hallway with under stair storage adjacent, fantastic open plan lounge/dining room, modern fitted kitchen with a range of wall and base units, integrated appliances, feature lighting and access to rear gardens. Upstairs provides spacious principal bedroom with fitted wardrobes, second double bedroom with fitted wardrobes, good third bedroom with fitted storage and modern main family bathroom. Additional storage provided by way of floored attic space. This specification of the property includes a system of gas central heating, double glazing and is well presented and decorated throughout.

Externally the property is set within level landscaped garden grounds which are easily maintained and provide scope for further extension/development (subject to planning). Detached garage. Lovely open outlook to front.





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.

NM4587 | Sat Nav: 32 Weaver Avenue, Newton Mearns, G77 6AS

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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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YOUR FUTURE



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