



**8 LADY GLEN AVENUE**

NEWTON MEARNS

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**4 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A contemporary designed modern detached villa within admired residential development.**

Built circa 2019 by respected builder, David Wilson Homes, Corum are delighted to present to the market this smart and contemporary styled modern detached villa situated in the ever popular Maidenhill area in Newton Mearns.

The spacious accommodation in brief extends to reception hallway with feature flooring, downstairs WC, lovely sized dual aspect lounge, fantastic dining/ kitchen/family area with direct access to gardens and contemporary styled open plan kitchen with a full range of integrated appliances and a large laundry/ utility room completes the ground floor. Spacious landing with storage leading to principal bedroom with modern en-suite shower room, three further double bedrooms and modern family bathroom with shower. All four bedrooms have built in storage with one currently used as a home office. The property has a system of gas central heating, double glazed windows in addition to solar panels.

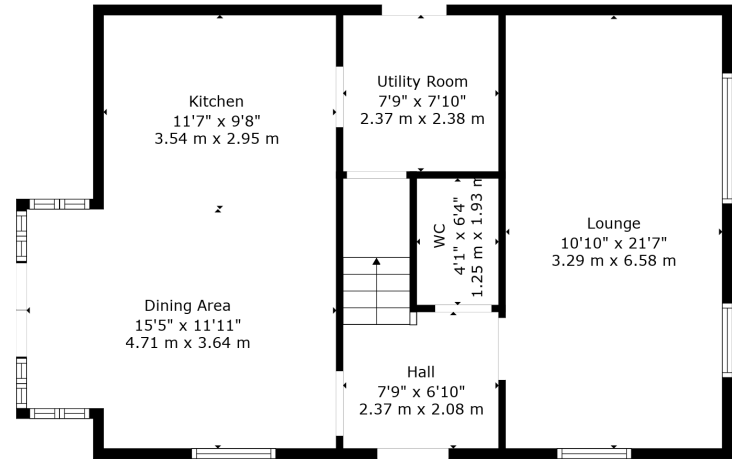
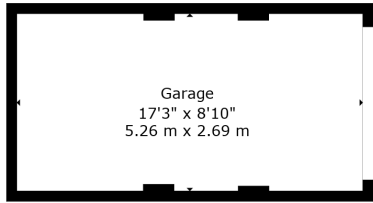
Long driveway offering parking for multiple vehicles leading to single garage, fitted with power and light. Fully enclosed and gated rear gardens with lawn and patio areas providing an ideal space for outside enjoyment, families and entertaining in the summer months.

The property has the balance of the NHBC guarantee.

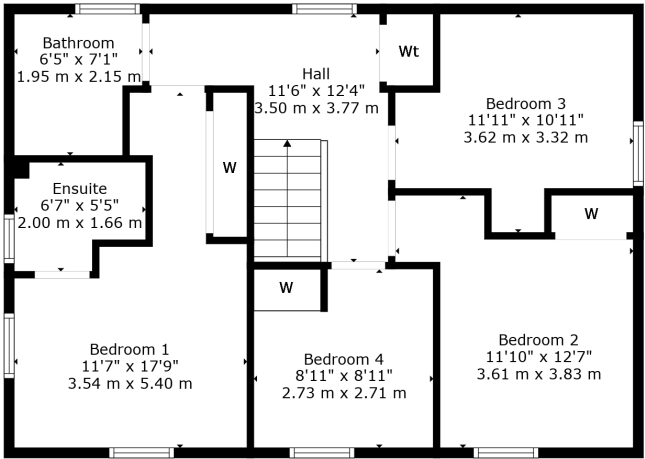








Ground Floor



1st Floor

Maidenhill is an exciting modern development and offers an inclusive neighbourhood featuring a variety of outstanding family homes, newly designed and formed Maidenhill Primary School which incorporates a nursery as well as a sports and play facilities for the community to enjoy. The neighbourhood also provides acres of open green space - equivalent to around 19 football pitches - and provides outstanding communication links via motorway to the city centre and Ayrshire. 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 at Hazeldene. Local train stations include Patterson Station and Whitecraigs Station.

**NM4594** | Sat Nav: 8 Lady Glen Avenue, Newton Mearns, G77 6GY

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.





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YOUR FUTURE



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