



**63 RODGER AVENUE**

NEWTON MEARNS

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**4/5 | BEDROOMS**

**2 | BATHROOMS**

**2/3 | PUBLIC ROOMS**

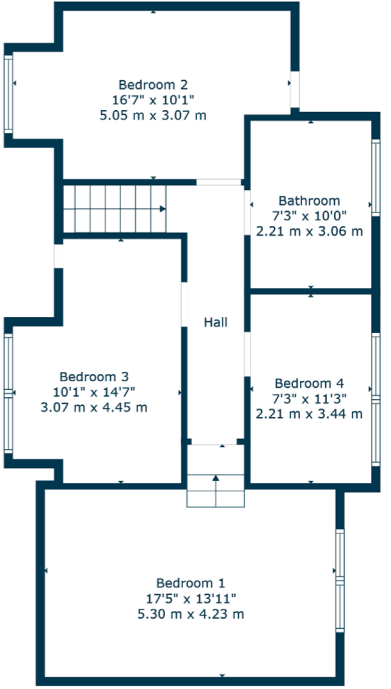
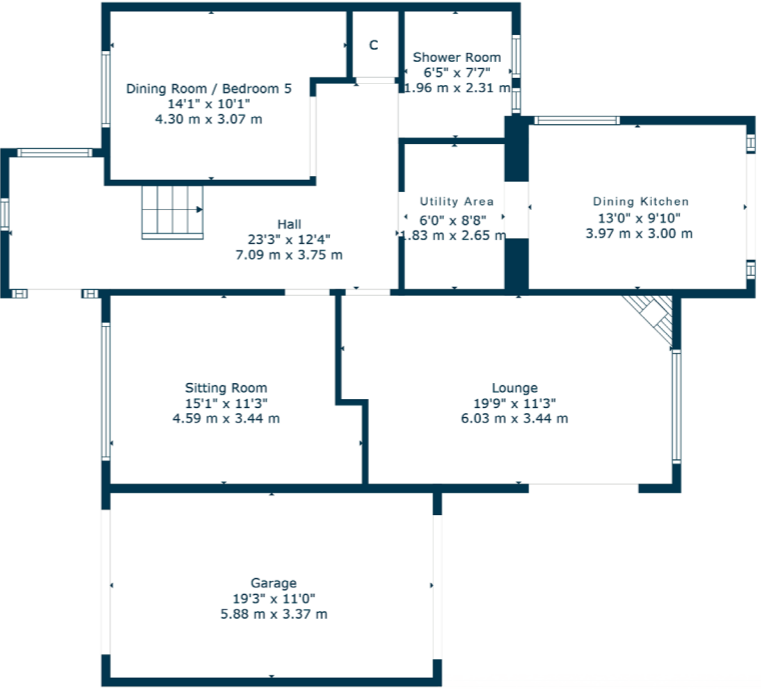
**A splendid semi-detached property set within generous garden grounds.**

This lovely semi-detached bungalow has been thoughtfully extended and improved to deliver a fantastic family home. Enjoying a quiet yet convenient location within this popular pocket of Newton Mearns, the subjects benefit from generous garden grounds and lovely open outlooks to front.

Ground floor accommodation extends to traditional reception hallway, lovely front facing family room, generous formal lounge to rear, modern dining kitchen with access to gardens, formal dining room/fifth bedroom and a modern shower room completes this level. Upstairs provides access to generous principal bedroom, three further good bedrooms and main family bathroom. The specification of the property includes a system of gas central heating, double glazing and the subjects are well presented and decorated throughout.

Externally the property is set within private, level and mature garden grounds designed for ease of maintenance with patio and lawned areas. Attached garage to side, fitted with power and light, and a sauna. Monoblock driveway to front providing ample vehicular parking.





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.

**NM4597** | Sat Nav: 63 Rodger Avenue, Newton Mearns, G77 6JS

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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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