



20 LIMETREE CRESCENT
NEWTON MEARNS

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

An impressive semi detached villa within a superb Mearns location.

Corum are delighted to present to the market this immaculate, three bedroom semi detached villa that is set within impressive sized, south west facing garden grounds with monoblock driveway and garage.

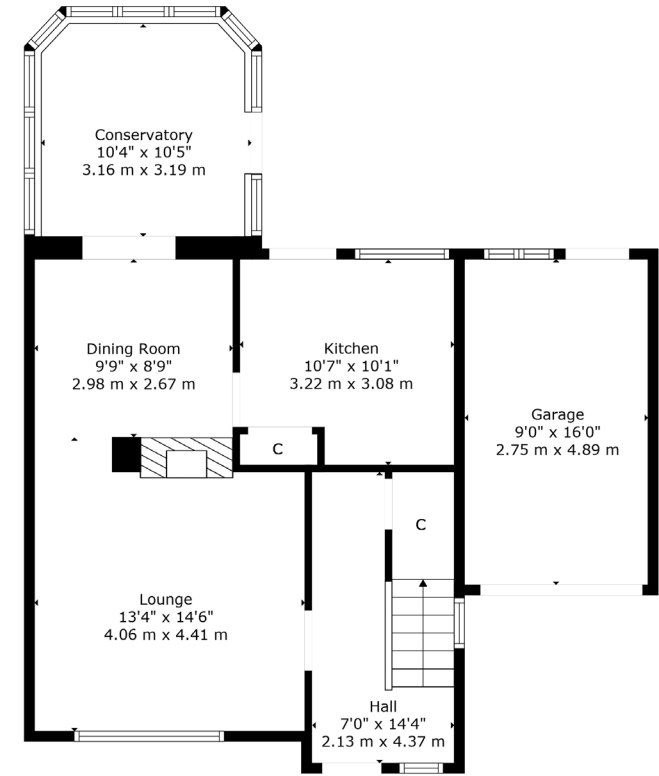
The house is distinguished by its crisp whitewashed exterior with notable improvements including a modern system of double glazed windows and doors, and gas central heating system with Worcester boiler.

The ground floor accommodation offers traditional style reception hallway with under stair storage, principal lounge area to the front with open access to dining area, double glazed doors lead through to large double glazed conservatory which in turn gives access to gardens and the ground floor is completed by a kitchen fitted with a full range of modern units and appliances. Landing area provides access to three double sized bedrooms, two out of three bedrooms have extensive fitted storage and there is a contemporary styled, upgraded shower room with WC and built in storage. Very large, floored attic.

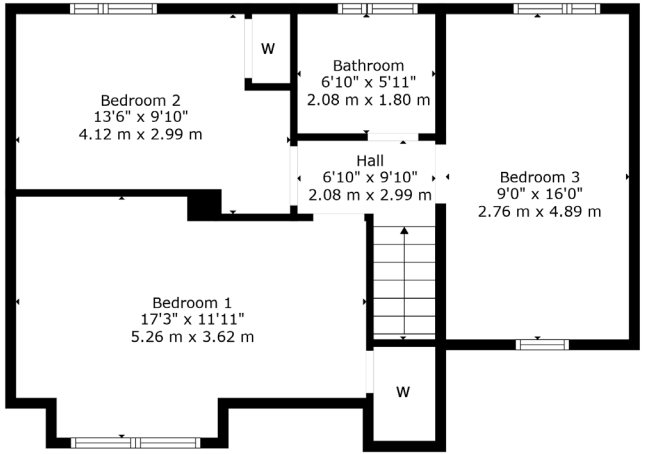
Monoblock driveway to the front offering parking for multiple vehicles. Fully enclosed garden grounds which are established and have lawn and patio area. There is a garage to the side elevation of the property with up and over door to the front and curtesy door to the rear.

It should be noted there is a Certificate of Lawfulness to convert the garage into a downstairs bedroom with bathroom.





Ground Floor



1st Floor

Newton Mearns is one of the most sought after suburbs within the south side of Glasgow. The property is superbly situated 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 is 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. Local train stations include Whitecraigs Station and Patterton Station.

NM4602 | Sat Nav: 20 Limetree Crescent, Newton Mearns, G77 5BJ

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.



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YOUR FUTURE



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