



93 FERNLEIGH ROAD
NEWLANDS

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

Set within large garden grounds in a desirable pocket of Newlands, a traditional semi-detached villa which has been extended to the rear to create a wonderful open plan space.

Set in substantial & established garden grounds in this highly sought after residential pocket of Newlands, a semi detached villa that has been modernised, extended and reconfigured by the current owners, to offer well laid out accommodation with a modern specification.

The complete accommodation extends to: entrance hallway with W.C off, a lovely formal lounge to the front with bay window making the most of the views over the front gardens, whilst to the rear of the property is a sizable family/sitting room with wood burner which is open plan to a fabulous dining kitchen with utility room off. The kitchen area offers a great range of units, integrated appliances, island with breakfast bar, quality worktops and French doors to gardens. The original stair leads to first floor revealing upper landing with original stained glass windows, three flexible bedrooms and a modern family bathroom. There is also a useful W.C off bedroom two. The property has a system of gas fired central heating, double glazing and modern décor throughout.

Externally the property sits within impressive garden grounds with off street driveway parking and a single garage to the side. The rear gardens are mature, well stocked with attractive plants/shrubs and raised beds, with well positioned patio areas, along with timber Summerhouse/Home Office, poly tunnel / green house and shed – all of which enjoys a good degree of privacy.





The property is positioned within walking distance of shops and amenities upon Fenwick Road/Kilmarnock Road where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Sainsburys supermarket in Muirend, the Morrisons and Lidl store at Giffnock, and the shopping mall at Silverburn is a short drive to the West.

Recreational pursuits are varied including large municipal parks, health clubs/gyms and golf courses both public and private. Schooling is available locally at primary and secondary levels.

Frequent public transport services provide rapid commuter access to the city centre. The local railway station (Muirend) is under half a mile away.

SS5096 | Sat Nav: 93 Fernleigh Road, Newlands, G43 2TY

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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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