



42 ST VIGEANS AVENUE

NEWTON MEARNS

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2 | BEDROOMS

1 | BATHROOM

1/2 | PUBLIC ROOMS

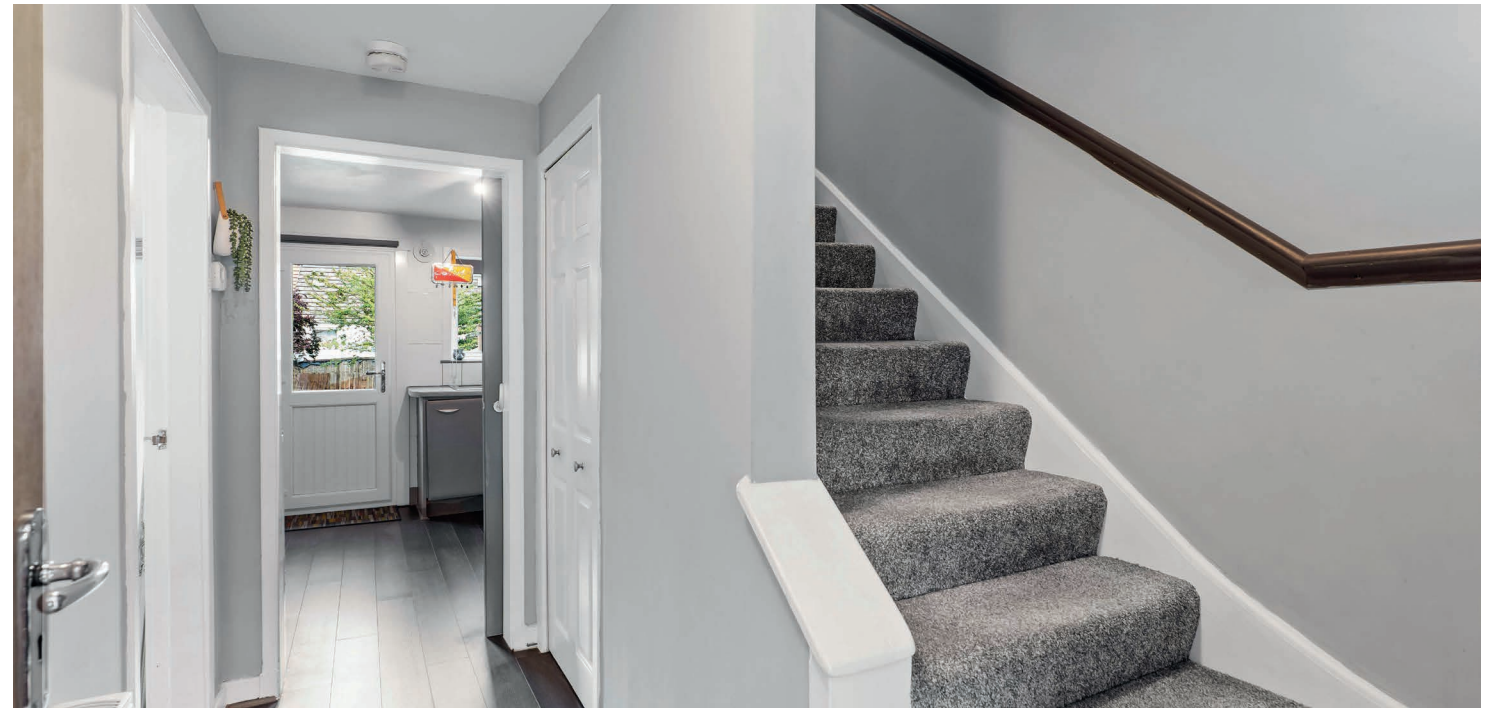
A smart and contemporary two-bedroom end terrace villa within lovely sized garden grounds, with driveway and garage.

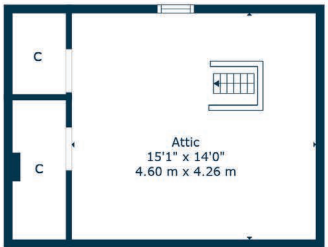
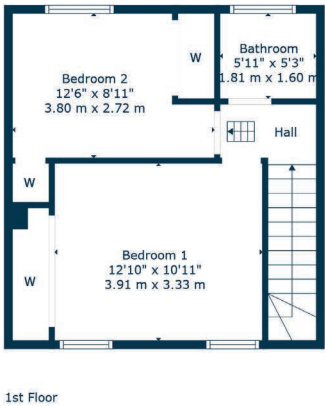
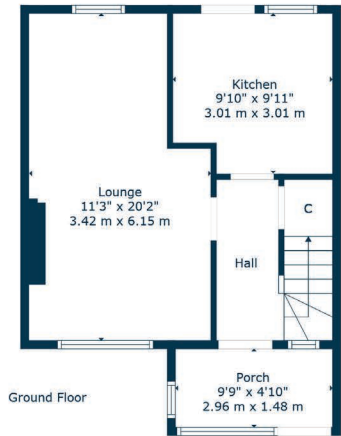
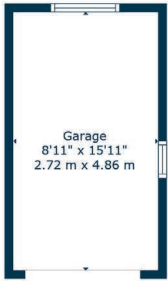
This is a smart/contemporary styled two-bedroom end terraced villa that has been upgraded and is distinguished by a re-rough casted exterior, upgraded double glazed windows and doors and enhanced by a double-glazed porch to the front elevation.

The house is set within great sized garden grounds with driveway and single garage and is perfectly placed for many of Mearns amenities including Mearns Cross shopping centre and Mearns Primary school.

Large double glazed entrance porch leading into traditional style reception hallway with under stair storage, dual aspect lounge/dining room, modern kitchen with appliances, and upstairs there are two double sized bedrooms, both with extensive built-in storage and a modern tiled bathroom with electric shower. Pull-down ladder gives access to fully floored and lined attic room.

Great sized garden grounds with off-street driveway offering parking for multiple vehicles. Timber detached single garage. Timber detached shed. Outside water tap. Large patio area and lawn area.





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.

NM4631 | Sat Nav: 42 St Vigeans Avenue, Newton Mearns, G77 6BY

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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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