



9 BLACKHOUSE GARDENS

NEWTON MEARNS

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4 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

A detached family villa occupying a sought after location within the heart of Newton Mearns.

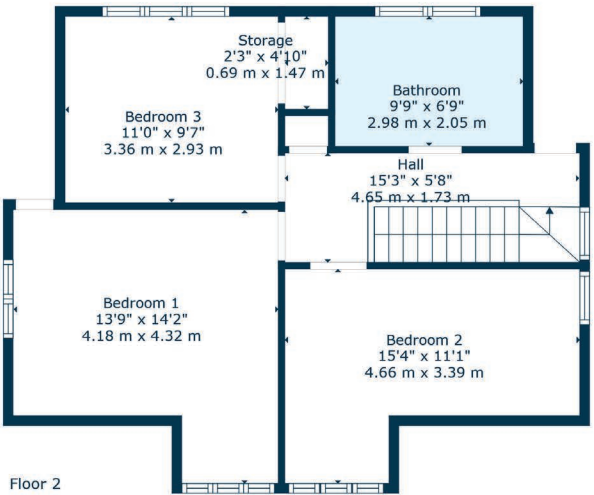
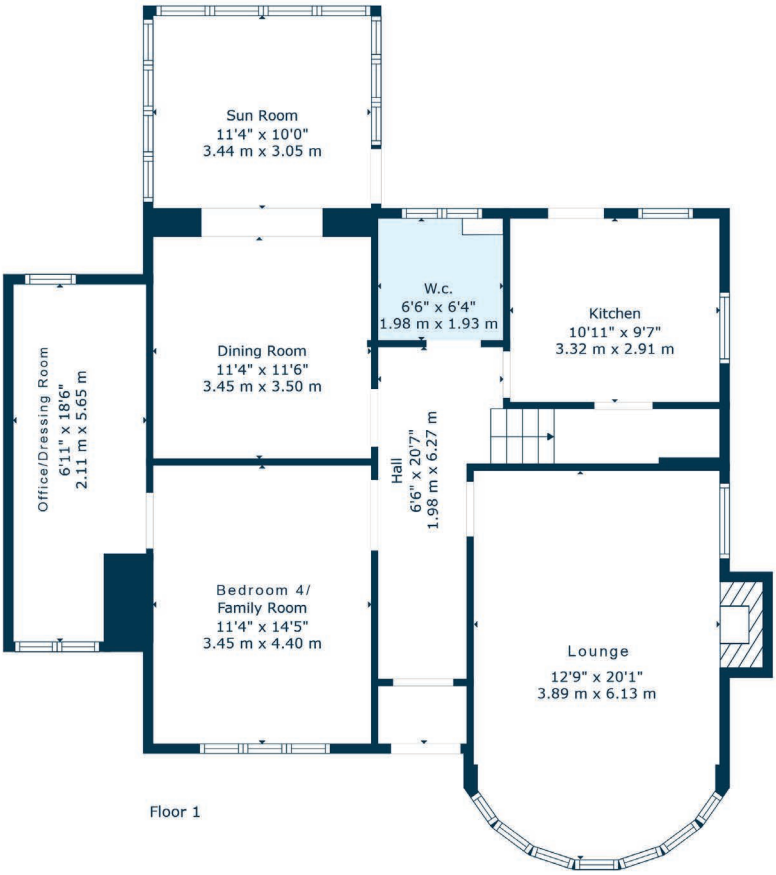
This is a traditional post war detached villa built by Mactaggart & Mickel that has been extended and remodelled to deliver family accommodation encompassed over a two storey layout.

The property has a specification that includes a system of gas central heating, double glazed windows and the property has been extended to the side and rear elevations.

Traditional style reception hallway giving access to WC that also has a fitted utility area housing washing machine and tumble drier, front facing bay windowed lounge with feature fireplace, rear facing dining/family room that gives open access to a double glazed conservatory with doors to gardens, downstairs bedroom one (used as a playroom) which leads to an extension to the side elevation that is currently utilised as a very large home office space. The ground floor accommodation is completed by a fitted kitchen with pantry and doors to gardens. Spacious and bright upper landing area with storage provided giving access to three great sized double bedrooms and a main family bathroom with separate shower.

The garden grounds are landscaped with driveway parking to the front elevation leading to detached garage. Fitted with power and light. Two attached tool sheds. The gardens to the rear are fully enclosed with lawn and planting area. EV charger point to front driveway.





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 Whitecraigs Station and Patterton Station.

NM4633 | Sat Nav: 9 Blackhouse Gardens, Newton Mearns, G77 5HS

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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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Corum Newton Mearns
134 Ayr Road, Newton Mearns, G77 6EG

Tel: 0141 639 5888

Email: n.mearns@corumproperty.co.uk

www.corumproperty.co.uk