



40 FRASER AVENUE

NEWTON MEARNs

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A smart/contemporary styled semi detached villa within lovely, enclosed, private gardens.

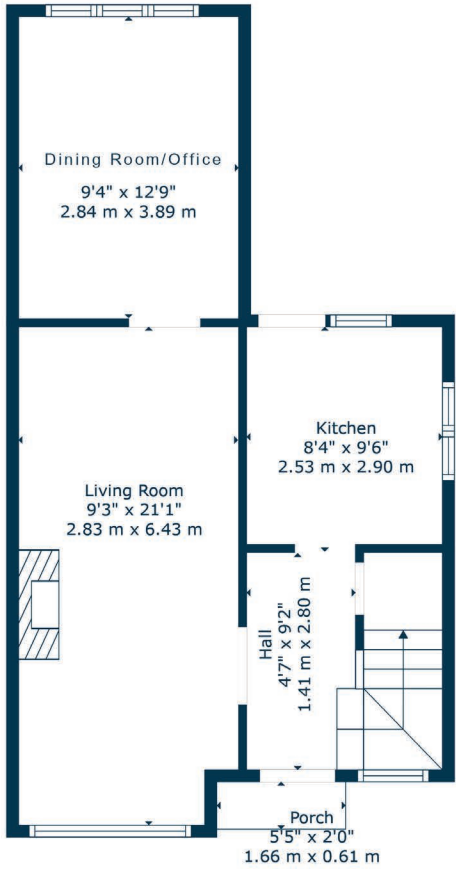
Enjoying a lovely, secluded and private setting within this much admired pocket of Newton Mearns, Corum are delighted to present to the market this traditional 1960's semi-detached villa that is set within enclosed and sheltered gardens with long driveway and single detached garage.

The property has many notable features including gas central heating system with upgraded boiler approximately 2021, double glazed windows and doors, sub floor insulation, cavity wall insulation, and the interior displays modern/neutral tones with contemporary finishes.

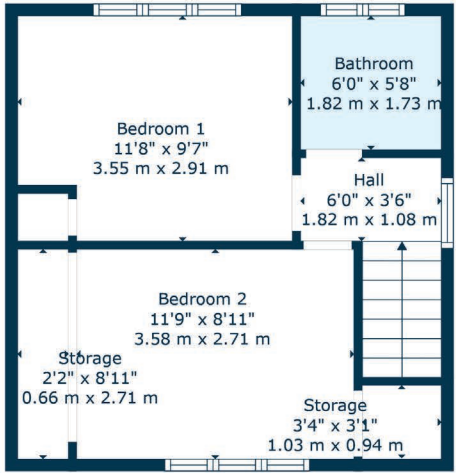
Traditional hallway with oak flooring and under stair storage, lovely lounge/dining room with focal point fireplace, rear facing family room/home office/ occasional bedroom, and the ground floor is completed by a modern fitted kitchen with direct access onto gardens. The landing area gives access to two double sized bedrooms, principal with extensive built in storage and there is a modern bathroom suite with shower. Fully floored attic with pull down ladder.

The gardens are a real feature which are both level and landscaped with lawn area to the rear and fully gated and enclosed. Large, detached garage with refitted roof system. Fitted with power and light. Driveway parking for multiple vehicles.





Floor 1



Floor 2

The property is superbly located for nearby high achieving primary and secondary East Renfrewshire schooling. Mearns Cross Shopping Centre and Greenlaw Village are both a short distance away, and retail outlets, motorway, road and train links (Patterson Station) providing swift access to the city centre are within easy reach. There is a myriad of sport and leisure facilities available within the area and the property is also a short distance away from the countryside and equestrian facilities.

NM4634 | Sat Nav: 40 Fraser Avenue, Newton Mearns, G77 6HP

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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