



21 BRIAR GARDENS
NEWLANDS

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4 | BEDROOMS

2 | BATHROOMS

1 | WC

4 | PUBLIC ROOMS

This attractive home is found in a leafy development by Cala Homes and is available for immediate entry.

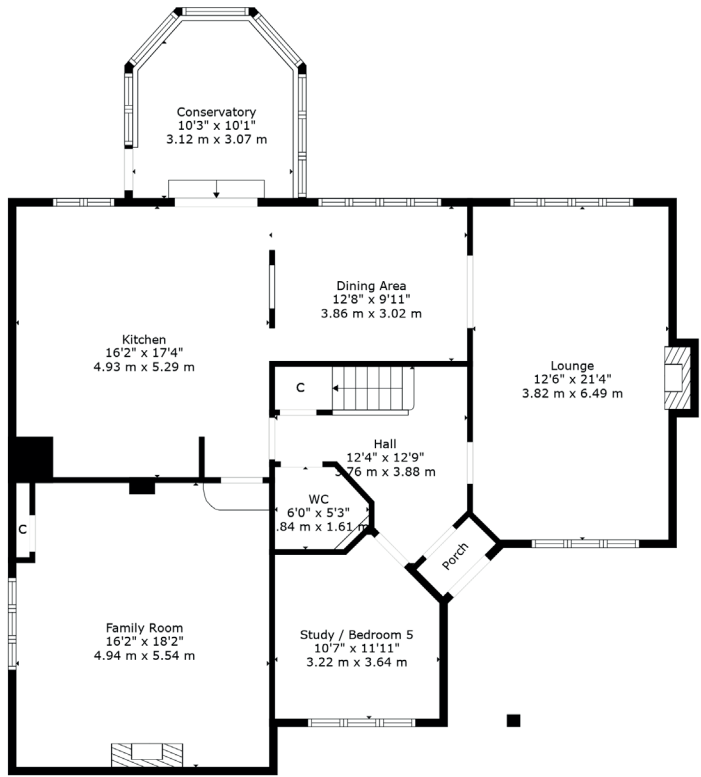
21 Briar Gardens is a charming detached property set at the head of a peaceful cul-de-sac designed and built by Cala Homes. Completed in the mid-1990s and surrounded by mature garden grounds, the property provides adaptable accommodation with eight main apartments over two levels.

The accommodation includes; vestibule, hallway with cloakroom WC, double aspect formal lounge with fireplace and twin doors through to a designated dining area formed on a semi open plan basis to the kitchen. The kitchen includes integrated items and an abundance of storage whilst an adjacent conservatory frames the back garden beautifully. What was previously a double car garage has been converted into a cool living room/TV room and a home office is also accessed from the ground floor hallway.

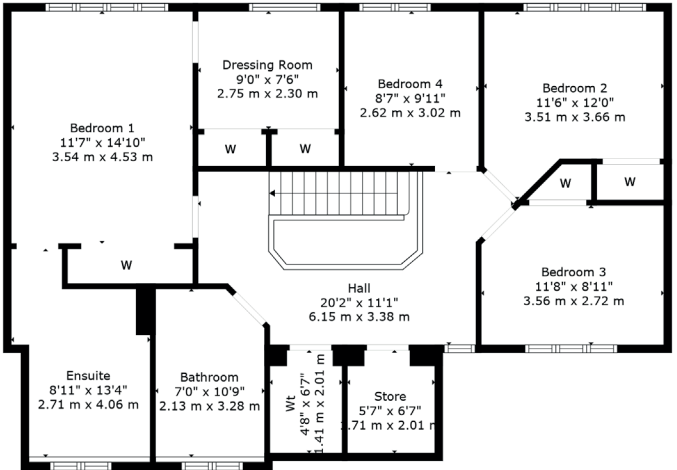
The original staircase leads to a galleried landing at first floor level from which four versatile bedrooms are accessed. Three of the four bedrooms provide fitted storage whilst the principal bedroom has a luxury en-suite bathroom and a convenient dressing room with its own fitted storage. A contemporary four piece bathroom is also found at first floor level as well as two walk-in cupboards and an access hatch into the attic.

The specification includes gas central heating, double glazing and a security alarm system. Externally the property sits in private grounds bound by perimeter walls and fencing with driveway parking and an EV charge point to the front. The rear garden is of particular note, fully enclosed with a large lawn, an outside tap, a timber shed and patios adjacent to the building.





Ground Floor



1st Floor

21 Briar Gardens is approximately half a mile from Newlands Park where the popular Dandelion Café is found together with a playpark and the Newlands Park Community tennis courts. Amenities are available at the Sainsburys store in Muirend, or the Morrisons store in Giffnock. Reputable state schooling is available locally whilst there are a number of pick up points in Newlands for some of Glasgow's independent schools. Muirend, Pollokshaws East or Langside train stations are also within one mile of the front door.

SS5082 | Sat Nav: 21 Briar Gardens, Newlands, G43 2TF

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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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