



24 CEDARWOOD AVENUE

NEWTON MEARNS

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5 | BEDROOMS

5 | BATHROOMS

3 | PUBLIC ROOMS

An extremely commodious traditional detached villa within this peaceful enclave of Newton Mearns.

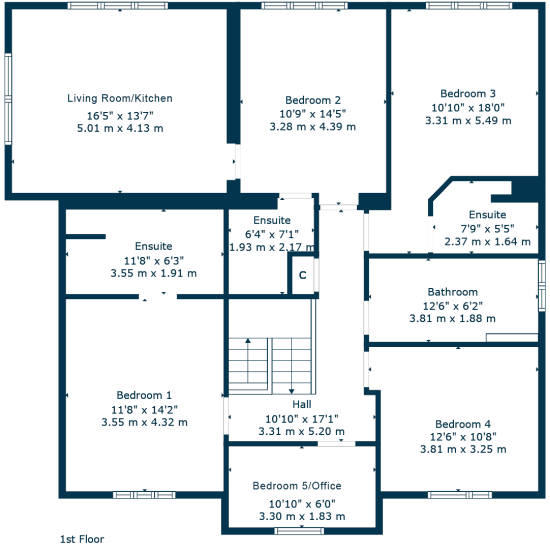
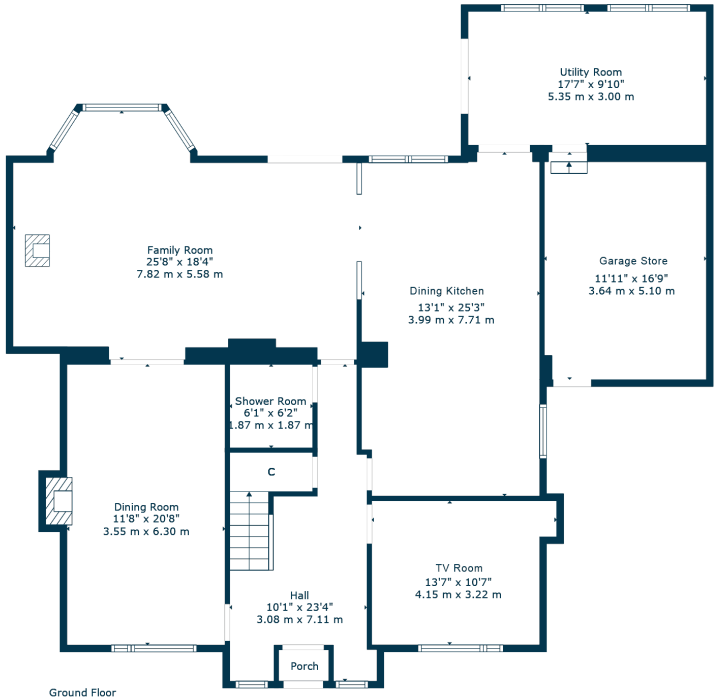
Corum are delighted to present to the market this spacious, versatile and well-appointed detached villa that is set within particularly generous, level landscaped garden grounds with driveway and integral garage (currently utilised as a large store).

The house has been fastidiously maintained, upgraded and redesigned to deliver exceptional family living over a traditional two storey layout. The specification includes a high-performance gas central heating system with refitted boiler, double glazed windows and doors, security alarm system and throughout the property has a high level of finishing, upgrading and maintenance.

Vestibule leading into traditional style reception hallway with cloaks area, contemporary styled downstairs shower room/WC, large formal dining room with built in cabinets and focal point fireplace, French doors lead through to an exceptional sized lounge with bay window and French doors to gardens, large dining sized kitchen fitted with a full range of integrated appliances and Mistral worktops, very large laundry/utility room with exceptional storage, French doors to gardens and access to integral garage which is fully floored, lined, heated and fitted out as a storeroom. The ground floor accommodation is completed by a downstairs TV room. Spacious landing area with storage gives access to bedroom two with its own en-suite shower room and access through to a large living/dining area with built in kitchen units and appliances, two further double bedrooms both with en-suite shower rooms, bedroom four and there is an additional fifth bedroom/nursery room/home office in addition to a large family bathroom with separate shower enclosure.

Really lovely, generous sized, level garden grounds with expansive driveway parking for multiple vehicles. Sculpted lawn areas to front and rear with fitted composite deck by Millboard. Fully enclosed with fencing and hedging. Bespoke log store and additional storage hut. Power and light and outside water tap.





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.

NM4646 | Sat Nav: 24 Cedarwood Avenue, Newton Mearns, G77 5QD

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.



WE'RE **SOLD** ON
YOUR FUTURE



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