



**17 ROSE CRESCENT**

NEWTON MEARNS

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**5 | BEDROOMS**

**3 | BATHROOMS**

**3 | PUBLIC ROOMS**

**This is an impressive double fronted detached villa set within recently landscaped gardens with detached double garage.**

Forming part of the much admired Mearns Grove development, designed and constructed by Miller Homes, Corum are delighted to present to the market this modern detached villa 'The Severn' which is set within recently landscaped garden grounds with a detached double garage to the side elevation.

The property is distinguished by its double frontage design and delivers exceptional, highly flexible family accommodation and notable features include a high performance gas central heating system, double glazed windows, security alarm system and the house has been well maintained throughout.

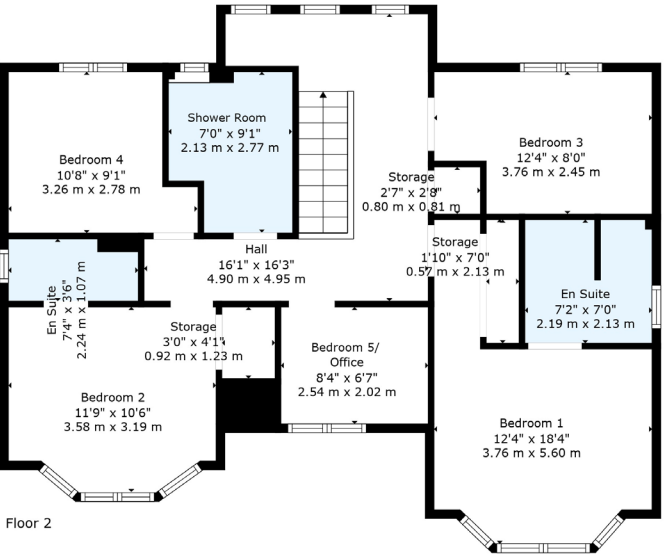
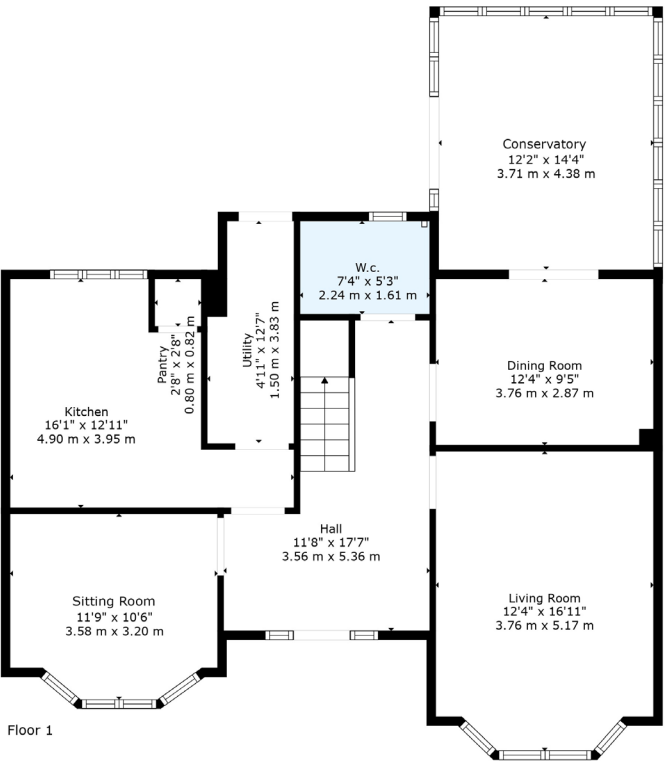
Ground floor canopied entrance leads into a very impressive reception hallway with storage and WC/cloaks, stylish bay windowed lounge, rear facing formal dining room with French doors leading through to a beautiful conservatory, downstairs sitting room which is currently used as a large office, dining sized kitchen with integrated appliances and a large utility room gives direct access onto gardens. The upper accommodation features a bright and spacious landing area with feature window, principal bedroom with built in storage and en-suite shower room, second double bedroom also with built in storage and en-suite shower room, three further bedrooms (one used as a study) and a stylish contemporary family bathroom.

The garden grounds are a real feature of the property with broad fronted plot, detached double garage and large driveway parking. The gardens to the rear are fully enclosed with landscaped pathways, lawn areas and seating area. Outside lighting and water tap. EV charging point.









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 locally at Waitrose. 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. The local train station is Patterton Station which is walking distance away.

**NM4652** | Sat Nav: 17 Rose Crescent, Newton Mearns, G77 6GQ

For the full home report visit [www.corumproperty.co.uk](http://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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