



**32 KINLOCH ROAD**

NEWTON MEARNS

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**4 | BEDROOMS**

**2 | BATHROOMS**

**3 | PUBLIC ROOMS**

**An extended detached four-bedroom villa set within fully enclosed rear gardens in a popular pocket of Newton Mearns.**

Displaying an impressive broad frontage this is an extended detached family home displaying brick and roughcast exterior and unusually featuring driveway parking and garden area to the front and driveway and additional garaging to the rear. The property enjoys a superb location for nearby schools and amenities, some of which are within walking distance. Carefully upgraded to an exceptional standard of finish throughout with fresh neutral decor with stylish and contemporary fixtures. Offering spacious accommodation, the rooms flow seamlessly from one to another.

The specification for the house includes gas central heating system and boiler, double glazed windows and doors, feature hardwood flooring, modern lighting, an upgraded contemporary style kitchen, modern sanitary ware and re-fitted contemporary doors with chrome ironmongery.

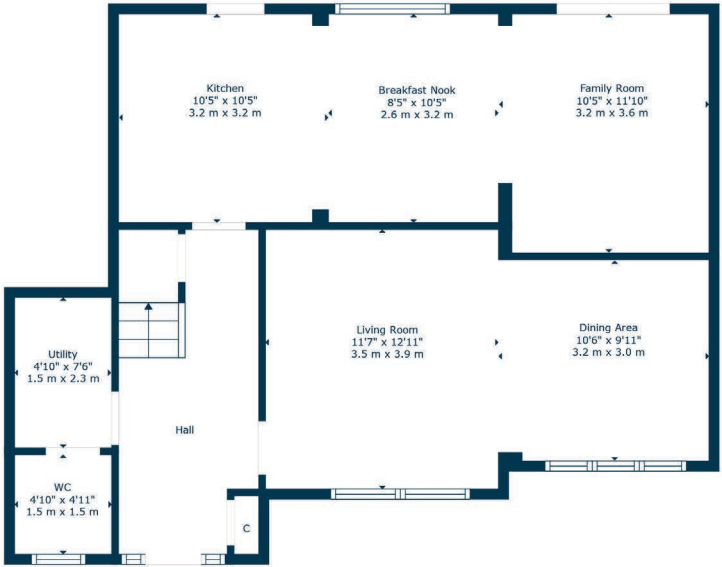
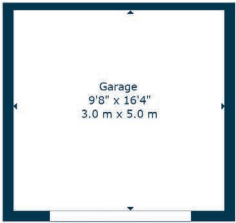
The property in particular features large room sizes on the ground floor with traditional style reception hallway with cloaks storage and extremely useful and generous utility/laundry room with additional downstairs WC/ cloaks, an impressive size 22 foot combined lounge/dining room with large double glazed picture windows to front, rear facing contemporary kitchen which is nicely opened to a dining area and family area and extends to approximately 29 foot in length and there is patio door access to gardens. The upper accommodation provides master bedroom with walk-in dressing/closet area and upgraded en-suite shower room with double shower, WC and modern tiling, three further bedrooms and modern family bathroom with tiling and shower.

Broad fronted gardens with lawn and driveway offering parking for multiple vehicles. The rear gardens are fully enclosed with lawn and patio area and have single detached garage with up and over door. Fitted with power and light. Rear facing driveway onto child safe cul-de-sac.

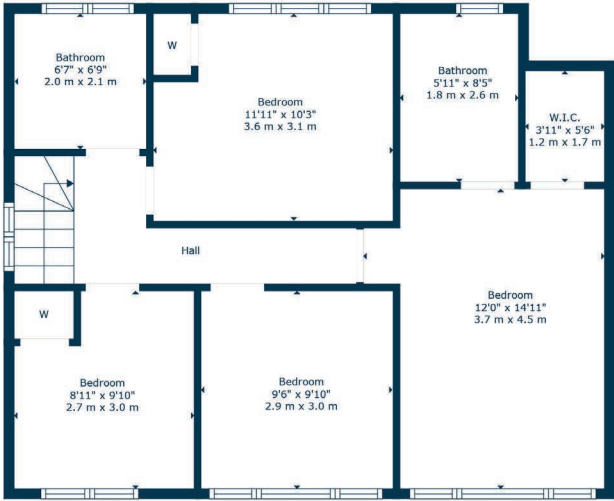








Floor 1



Floor 2

The property is positioned within close proximity of local shops and amenities on Harvie Avenue and further afield at Ayr Road and Greenlaw Village. The Avenue Shopping Mall is a short drive to the south. The property is also within walking distance of nationally recognised schooling and there are excellent communication links via road and rail (Patterson Train Station) to the city centre and beyond. Sports and leisure facilities are well catered for within East Renfrewshire and these include golf clubs, tennis and bowling clubs and Parklands Country Club.

**NM4655** | Sat Nav: 32 Kinloch Road, Newton Mearns, G77 6LX

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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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