



**54 CROSSLEES DRIVE**

THORNLIEBANK

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**3/4 | BEDROOMS**

**2 | BATHROOMS**

**2/3 | PUBLIC ROOMS**

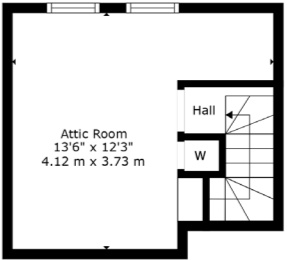
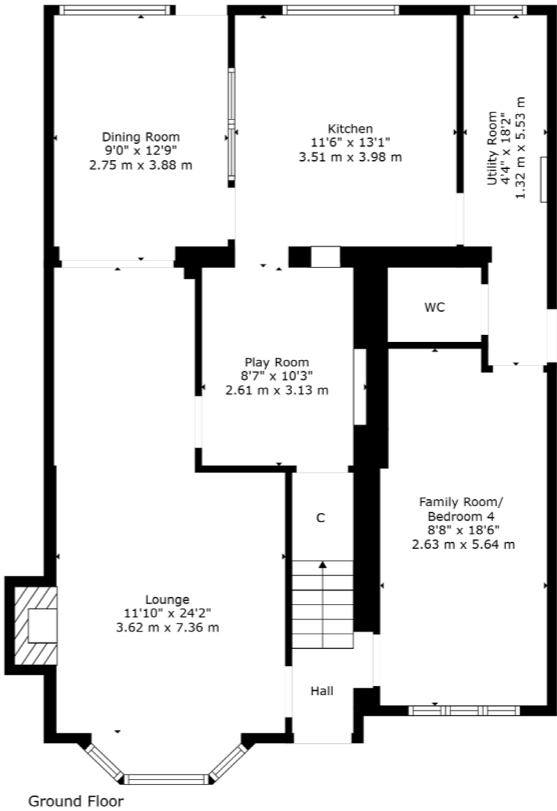
**A thoughtfully extended semi-detached villa enjoying a highly popular location**

This lovely semi-detached villa has been thoughtfully extended and enhanced to deliver great and spacious family accommodation. Set within easily maintained garden grounds and enjoying open aspects across the district, the subjects present a great opportunity to the local marketplace.

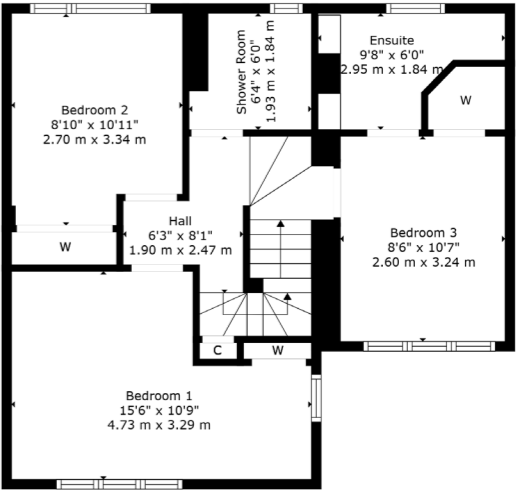
Ground floor accommodation extends to entrance hallway, spacious formal lounge to front, separate playroom/home office, lovely extended formal dining room with access to rear garden, modern fitted kitchen with a range of wall and base mounted units, separate and useful laundry/utility room, downstairs WC and the ground floor is completed by a garage conversion to provide a lovely sitting room or fourth bedroom. Upstairs gives access to generous principal bedroom, two further good double bedrooms (one with en-suite shower room) and main family bathroom. The attic level provides a further useful room which could be used for a variety of purposes. The specification includes a system of gas central heating, double glazing and overall, the subjects are well presented and decorated throughout.

Externally the property is set within easily maintained garden grounds with a spacious decked area, and the lower level has been landscaped to provide a spacious Astro turf area. Monoblock driveway to front providing ample vehicular parking.





2nd Floor



1st Floor

Perfectly placed to take advantage of all local amenities in nearby Giffnock, Thornliebank and Newton Mearns. The property is perfectly placed for a variety of amenities which include Mearns Cross Shopping Centre which is a short drive away, Greenlaw Village which offers Waitrose and excellent further shopping facilities, nearby motorway links and Deaconsbank Golf course and Patterson Train Station are a short distance away. An abundance of sports and leisure facilities are available within East Renfrewshire including David Lloyd Sports Club, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park.

**NM4671** | Sat Nav: 54 Crosslees Drive, Thornliebank, G46 7DS

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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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Corum Newton Mearns  
134 Ayr Road, Newton Mearns, G77 6EG

**Tel:** 0141 639 5888

**Email:** [n.mearns@corumproperty.co.uk](mailto:n.mearns@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)