



ST ANN'S

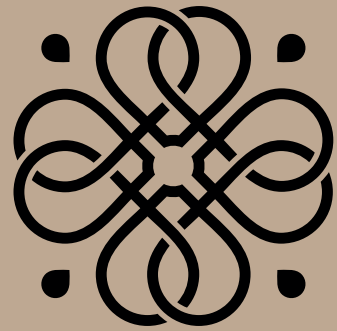
17 RODDINGHEAD ROAD  
WHITECRAIGS



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## 6 | BEDROOMS   5 | BATHROOMS   5 | PUBLIC ROOMS

**An outstanding detached villa within private, secluded south facing garden grounds.**

St Ann's is a marvellous, contemporary family villa that is set within beautifully tended, established and secluded south facing garden grounds set behind electric gates giving access to large Monoblock driveway and integral double garage.

The house has been painstakingly upgraded inside and out to deliver high end finishing, contemporary design features and interior designed throughout.

Notable features include a superbly appointed indoor swimming pool with multiple sets of doors giving access to outdoor patio, external kitchen and gardens, superbly upgraded, contemporary designed bathrooms with Porcelanosa finishing, dining kitchen by Glenlith Interiors, and the house is the epitome of luxury living.

Further specification includes a high performance gas central heating system with upgraded boilers with under floor heating throughout the ground floor, double glazed windows and doors, security alarm system, CCTV security, security gates, and fully illuminated external grounds.

Vestibule giving access to tiled entrance, stunning reception hallway with detail corning, magnificent limestone, herring bone flooring throughout, contemporary finished oak doors give access to principal lounge with focal point fireplace and log burning stove, formal dining room with feature fireplace, TV room, fully fitted home office, playroom, fully fitted dining kitchen with a range of integrated appliances, Silestone worktops and doors to gardens, indoor swimming pool to the rear elevation giving direct access onto gardens, refitted upgraded sauna and adjacent shower room. The ground floor has extensive storage, WC and integral access to garaging.

Upper accommodation provides a fully self contained principal master suite with beautiful bedroom with multiple glazed doors giving direct aspects and access onto balcony, two fitted dressing rooms, luxurious appointed en-suite bathroom, sitting room and there is a fully fitted laundry room on the upper floor for convenience. Two further double bedrooms have built in storage, walk in dressing area and two beautifully appointed en-suite shower rooms, three further double bedrooms all with storage and a spectacular, contemporary fitted family bathroom with lovely finishes.

The garden grounds are outstanding by virtue of they are well stocked, fully landscaped with pathways, sculpted lawns, outdoor patio area and outdoor kitchen. Security lighting throughout. Fitted with power and light.

Additional notable features include integrated Sonos sound system, Miele appliances in the kitchen, upgraded swimming pool with retractable pool cover and built in fitted pressurised current for enhanced exercise option.















































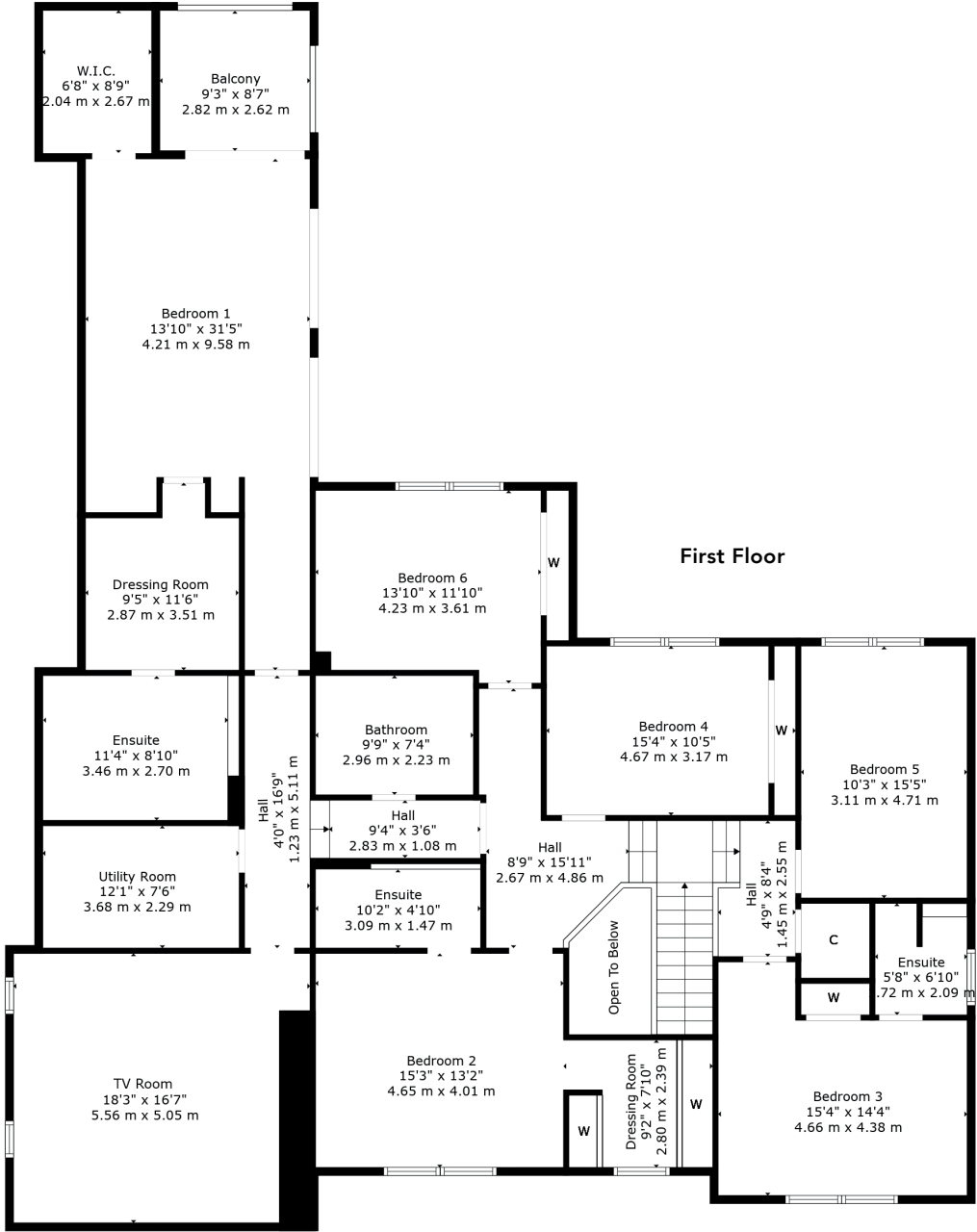
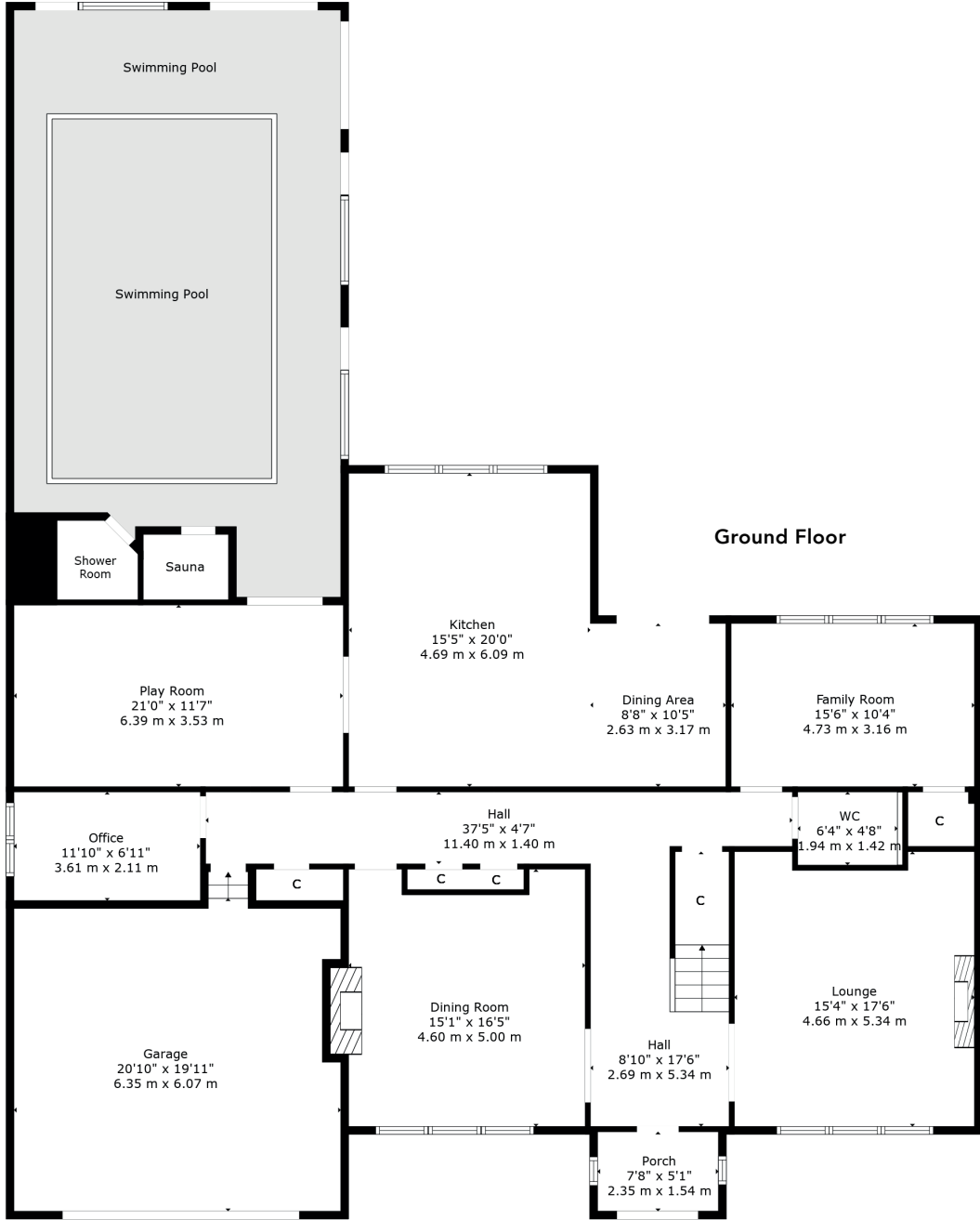








Whitecraigs is considered one of the primary residential locations within the south side of Glasgow. Located approximately six miles south of the city centre, its close proximity to Glasgow effectively makes it one of the most sought after suburbs in the Greater Glasgow area. The district features an abundance of eye-catching homes and provides catchment to some of the best schools in Scotland. It is located to the east of the M77 motorway, giving swift communication links to Glasgow city centre, airports and coastal Ayrshire. The property is superbly placed for a wide range of amenities, and the surrounding district provides excellent sports and recreational facilities - Whitecraigs Golf Course, Tennis, Squash and Bowling Clubs and Rouken Glen Park which was recently voted UK's Best Park of 2016 are all within a short walk from the property, as is the station.

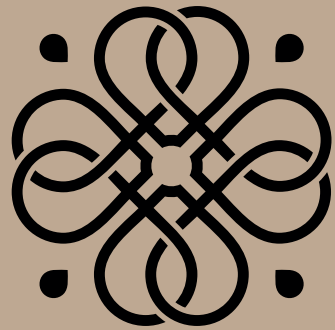


Sat Nav:  
17 Roddinghead Road,  
Whitecraigs,  
G46 6TP

**NM4678**  
For the full home report visit  
**corumproperty.co.uk**

*\*All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.*









c o r u m

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

**T:** 0141 639 5888

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

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