

20 SUNNINGDALE AVENUE

NEWTON MEARNS



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5 | BEDROOMS 5 | BATHROOMS 5 | PUBLIC ROOMS

A contemporary detached residence enjoying a prime residential location.

Located in a prime address within the ever-popular district of Newton Mearns, this truly stunning and comprehensively refurbished detached home offers an exceptional standard of family living. Set within the highly sought-after Broom Estate postcode, the property is ideally situated close to local amenities, excellent transport links, and some of the area's most desirable schooling.

This remarkable home boasts spacious and flexible accommodation arranged over three levels, finished to an outstanding specification throughout.

On the ground floor, striking double entrance doors lead to a grand reception hallway with a feature staircase leading to the upper floors. To the front of the property, the formal lounge provides a refined space for relaxation with feature panelling. A separate formal dining room with access to private covered terrace offers an ideal setting for entertaining, while an additional spacious family room/playroom (or bedroom) enhances the versatility of the living space.

To the rear, a breathtaking open-plan kitchen, dining, and family area forms the heart of the home, complete with feature fireplace and bi-fold doors opening to a decked terrace and private rear garden and 5.1 audio surround sound system. The bespoke kitchen is fitted with an extensive range of floor-standing units, luxurious stone worktops, integrated appliances, a boiling hot water tap, and a breakfast bar. A separate utility room provides further convenience and offers internal access to the integral garage. A stylish guest WC with shower completes the ground floor.

On the first floor, the principal bedroom suite offers a luxurious hotel style retreat, featuring a private dressing room, contemporary en-suite shower room, and exclusive access to a private terrace with composite deck and glass balustrade. Bedroom two benefits from fitted wardrobes and a modern en-suite, while bedrooms three and four share a stylish Jack & Jill en-suite.

The second floor offers a further spacious recreation room (or bedroom), shower room and an impressive home cinema room with a 5.1 audio surround sound system, perfect for family entertainment or additional living space.

The home further benefits from gas central heating, double glazing, oak internal doors, integrated audio speaker system with Sonos, CCTV, fitted alarm, hardwired internet points to all rooms and a substantial monoblock driveway providing ample off-street parking leading to an integral garage.

A particular highlight of this exceptional property is the beautifully landscaped private rear garden, featuring a large lawn, decked terrace, and outdoor garden room providing a fully equipped home gym—offering potential for a variety of alternative uses and complete with an alarm and internet access.







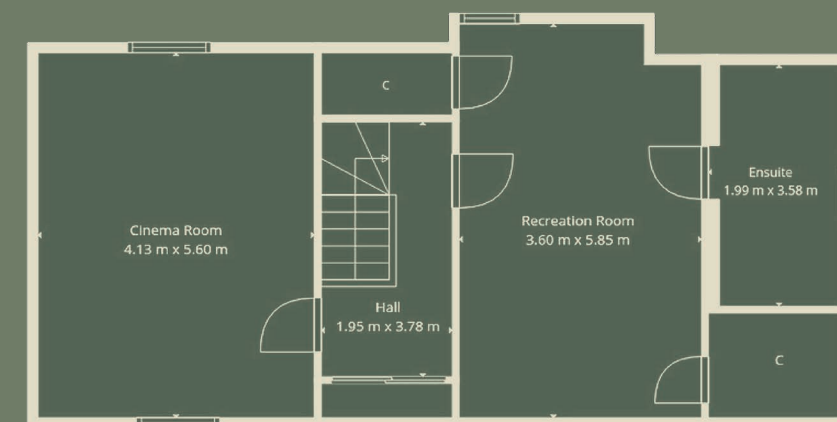
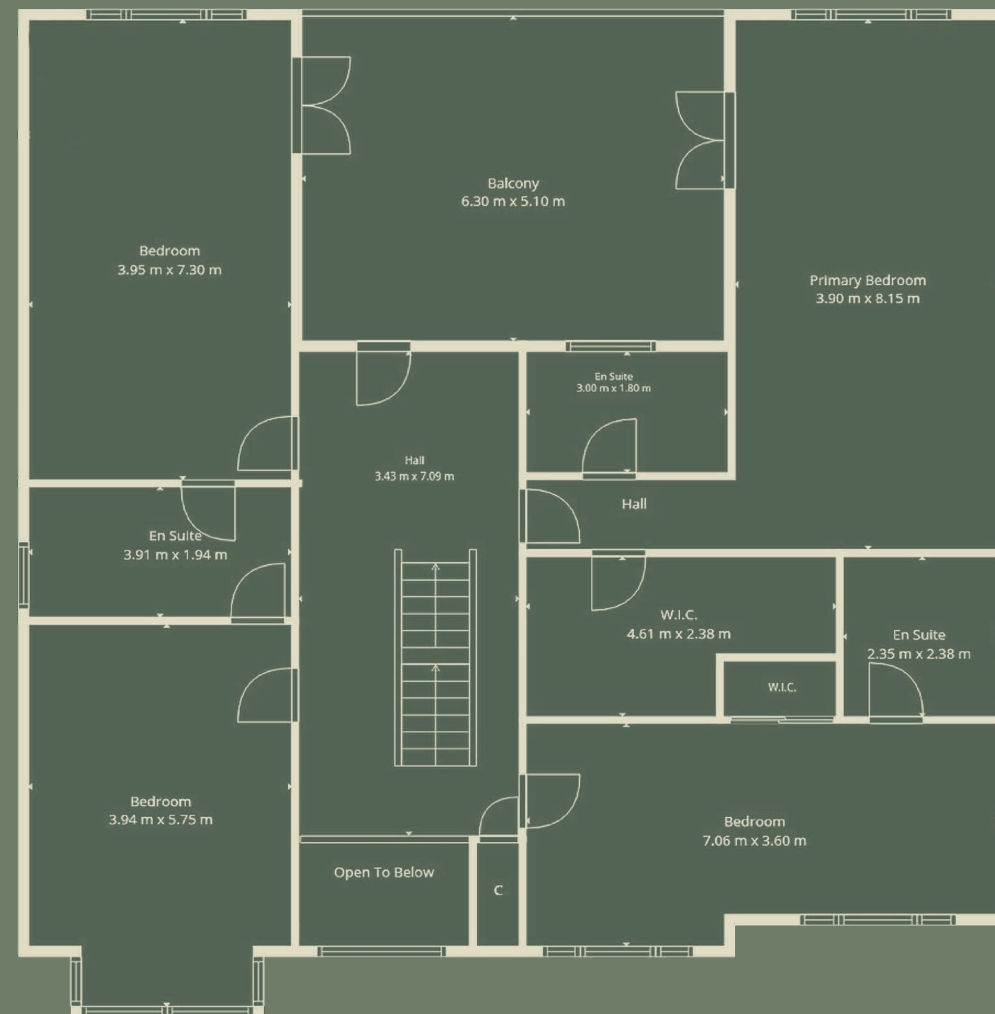
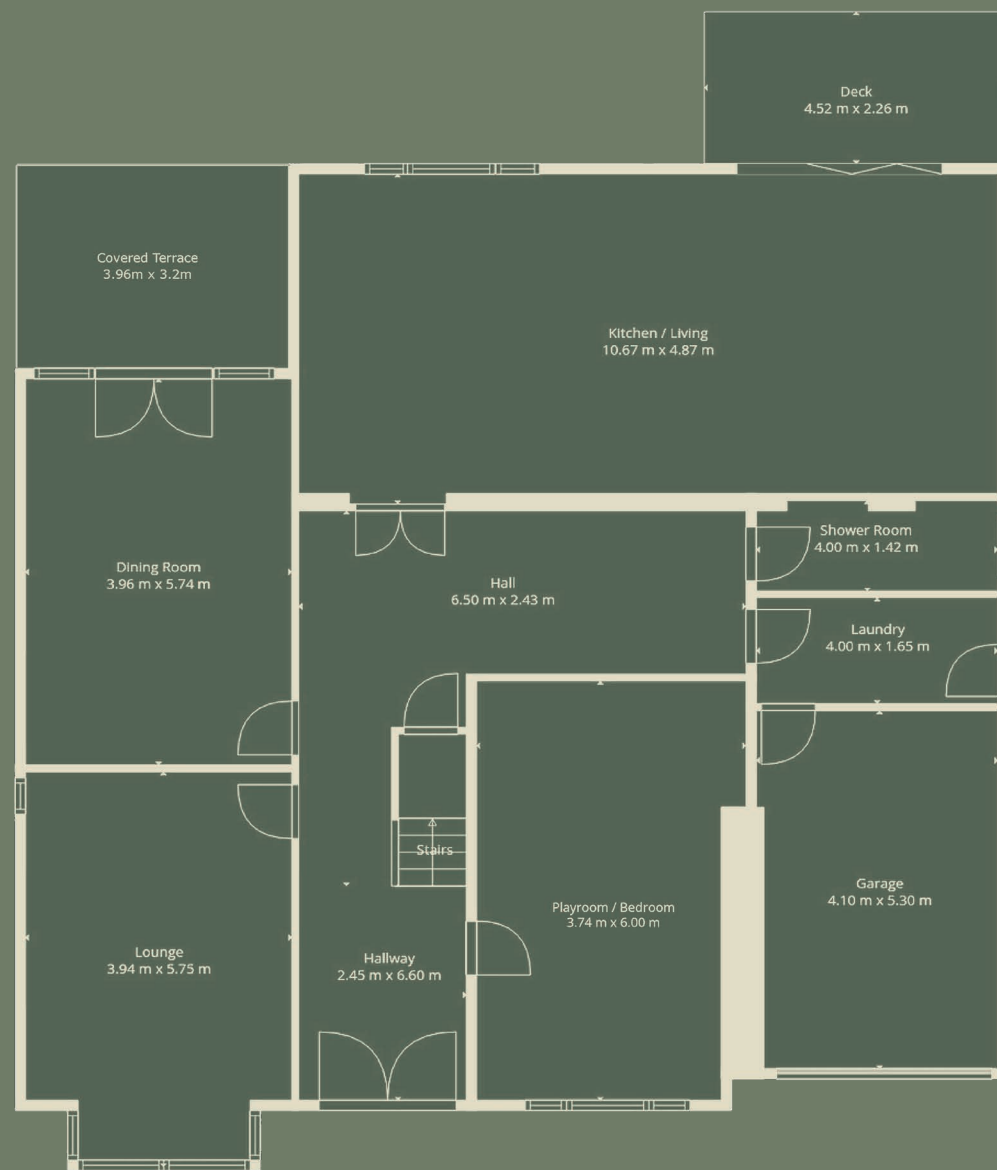












Newton Mearns is one of the most sought after suburbs within the south side of Glasgow. The property is superbly situated for a wide range of amenities and indeed nationally recognised schooling. The property is a short distance away from excellent shopping at The Avenue at Mearns Cross and Greenlaw 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 at Hazeldene. Local train stations include Whitecraigs Station and Patterton Station.

NM4910 | Sat Nav: 20 Sunningdale Avenue, Newton Mearns, G77 5PD

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



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