

Blackwood Avenue, Newton Mearns



Offers Over
£395,000

4 bedroom link detached house

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- Link Detached House
- Walk in Condition
- Excellent School Catchment

- Well Maintained Gardens
- Close to Amenities & Transport Links
- Large Driveway and Single Garage



Nicely positioned within a quiet residential street, the property offers superb family accommodation over two levels. The ground floor layout comprises flexible family living, with a formal lounge and separate dining room to the front and a fantastic open plan lounge/dining/family room/kitchen to the rear. The modern fitted kitchen contains a fridge freezer, electric oven, cooker hood, gas hob, dishwasher and wine cooler. This wonderful extension provides a lovely space for relaxing or entertaining and has wrap around windows allowing plenty of natural light to flood in. There is also a WC located on the ground floor, so one of the other living spaces could potentially be used as a 5th bedroom.

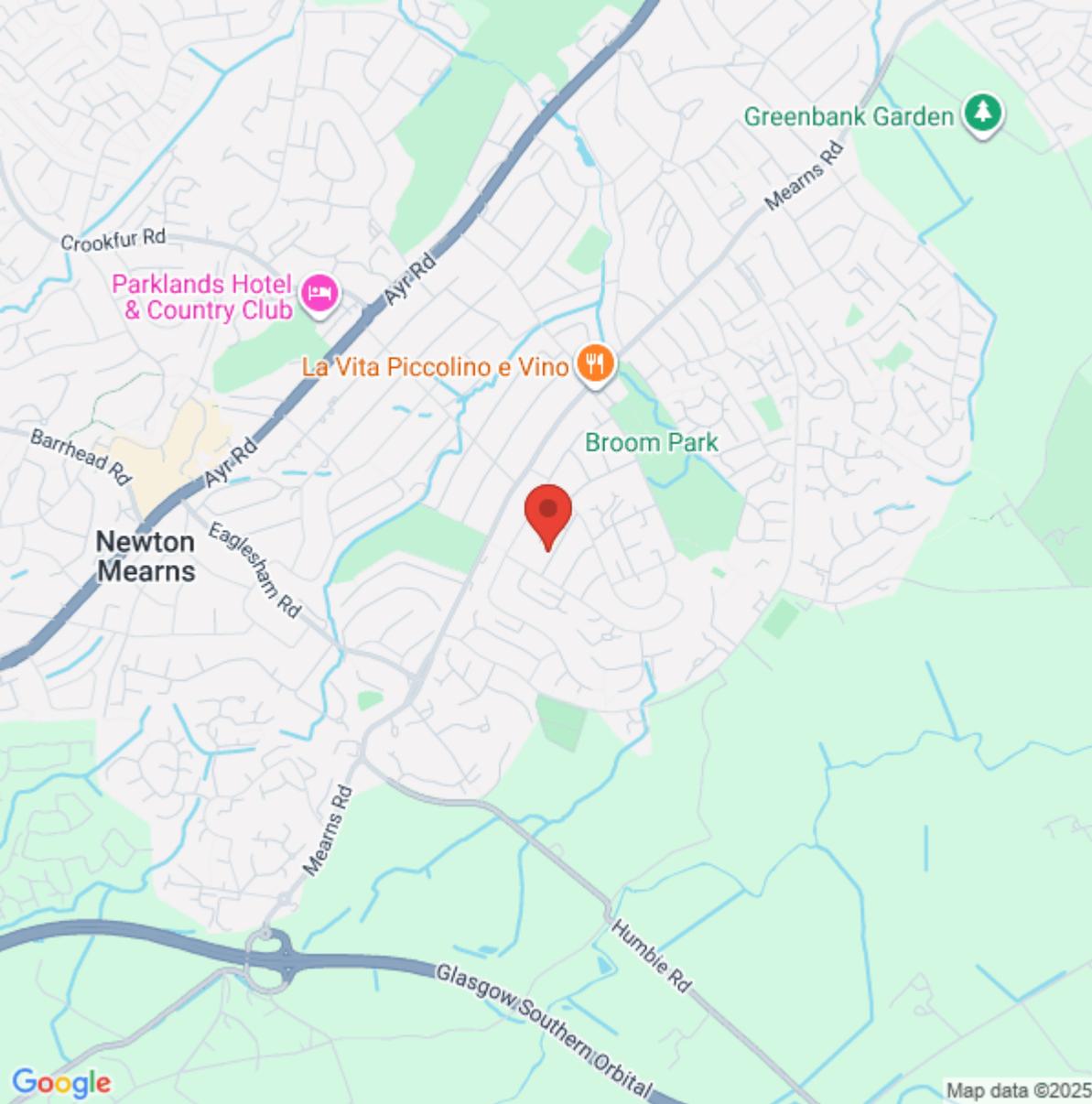
Upstairs to the first floor, a traditional layout of four double bedrooms is set with two facing the front of the property and two facing the rear. Three of the bedrooms have built in mirror wardrobes, the other has a built-in cupboard. The family bathroom has a bathtub and separate shower cubicle. The shower works directly from the combi boiler.

Externally, the property has a monobloc driveway with space for three cars, whilst the garage has an electric roller door and has room for another car. There is access from the front of the property to the rear using the side path, and the rear garden is an easily maintained space of lawn and decking, along with a garden shed. To the front of the house there is an electric car charging point and a tap, with further hot and cold external taps to the rear.

There is excellent storage through a range of convenient cupboards, a partially floored attic and further space above the garage. The property also has a security alarm, is fully double glazed and is served by gas central heating. The boiler was renewed in September 2021. This is a wonderful family home in walk in condition, located in a highly desirable location.

Legal

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately where we will endeavour to assist you in any way possible.



Thomson Residential

667 Clarkston Road, Netherlee, Glasgow, G44 3SE

Telephone: 0141 639 1233

Email: mail@thomson-residential.co.uk

Website: thomson-residential.co.uk

