





**STUNNING, CONTEMPORARY  
FIVE BEDROOM DETACHED  
VILLA, LOCATED IN AN EXCLUSIVE  
MODERN DEVELOPMENT IN  
NEWTON MEARNS.**

Forming part of a much admired MacTaggart Mickel development (completed 2017), 1 Aldton Avenue is a fine example of an executive family home.

The property sits in a pleasant position within the development and provides well balanced accommodation. The property provides bright and spacious rooms with high end finishes and has been meticulously maintained by the current owners, resulting in a beautiful house in true walk in condition.

The property has quality double glazing throughout, and is served by full gas central heating. There is the further benefit of a burglar alarm.

|                         |                         |
|-------------------------|-------------------------|
| <b>Property Type</b>    | Detached Villa          |
| <b>Bedrooms</b>         | 5                       |
| <b>Bathrooms</b>        | 4                       |
| <b>Reception Rooms</b>  | 3                       |
| <b>Parking</b>          | Double Garage, Driveway |
| <b>Outdoor Space</b>    | Private Gardens         |
| <b>Council Tax Band</b> | G                       |



## GROUND FLOOR ACCOMMODATION



On entering the house, there is a vestibule with a spacious cupboard, perfect for shoes and coats, which leads to an entrance hall with double height ceiling due to the impressive galleried staircase. The ground floor provides flexible and varied living space, incorporating a stunning modern kitchen with integrated fridge freezer, dishwasher and double oven. There is ample room for a dining table or an informal relaxation area, and a breakfast bar provides the perfect casual spot to gather. The kitchen leads to a formal dining room and in turn to the family room. Both have sliding internal doors to open up the home and both have patio doors which can be opened to the rear garden allowing a great wrap around space for the whole family to enjoy. Accompanying these rooms is a dual aspect corner lounge which has the lovely feature of a wood burning stove as a focal point.

To complete the ground floor, there is a well appointed WC, a hall cupboard and a spacious utility room which leads internally to the garage for easy access.





## FIRST FLOOR ACCOMMODATION



Ascending the stairs to the first floor, the galleried staircase is immediately impressive and gives a feeling of light and air to the first floor landing.

A beautiful principal bedroom with corner window opens to a lovely en-suite bathroom, with separate shower cubicle and bath. Bedroom two also benefits from an en-suite, this time with a double shower cubicle. Bedrooms three, four and five all provide ample space for bedroom furniture and every bedroom in the house has built-in wardrobes. Bedroom five has double access doors that open out, therefore this room would also make a wonderful study should it not be required as a bedroom.

A family bathroom with separate double shower cubicle and separate bath completes the upstairs accommodation.





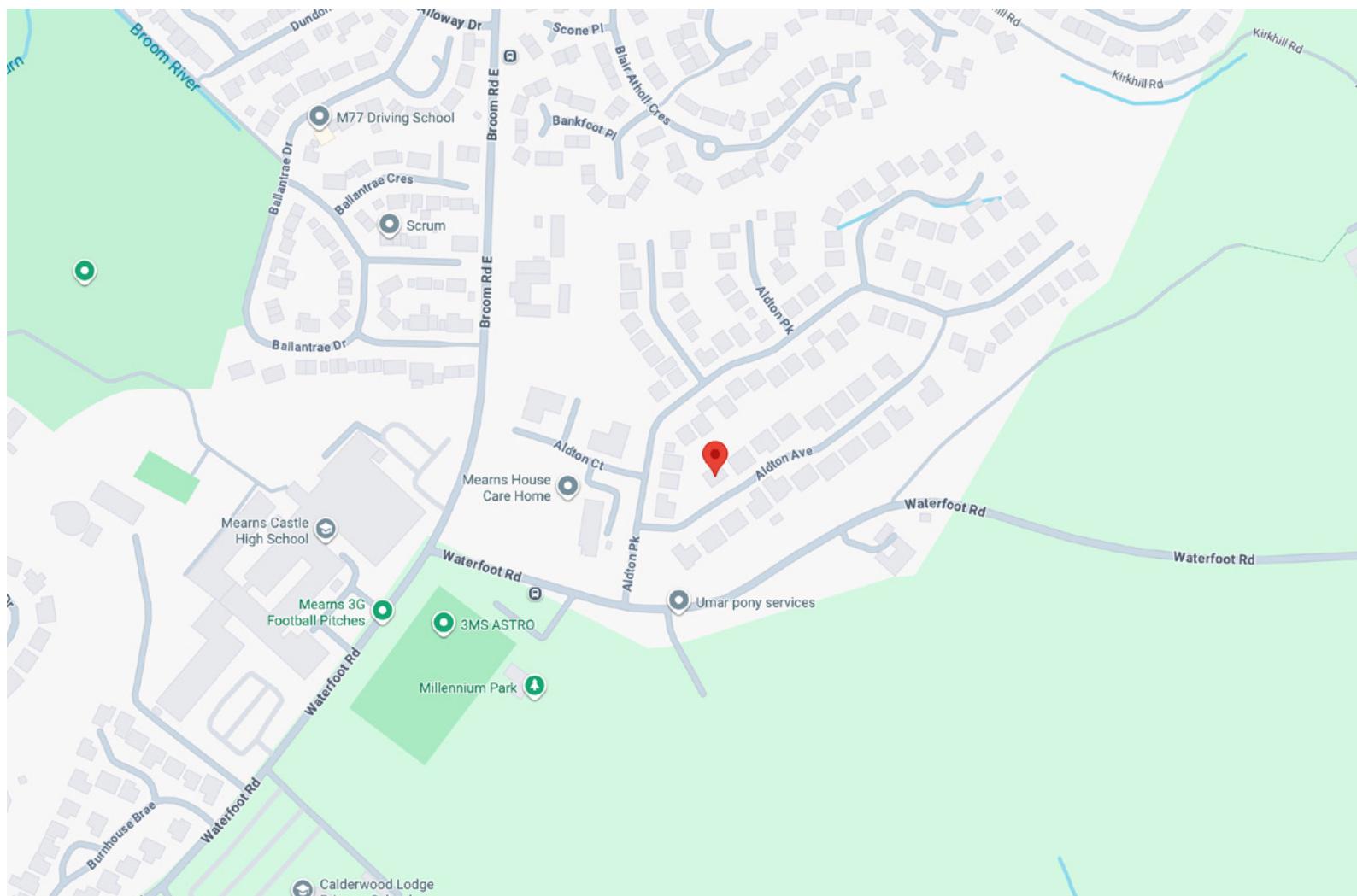


## EXTERNAL



Externally, there are well laid out and easily maintained gardens allowing plenty of room for the family to enjoy. A monobloc driveway provides room for five cars, and there is a double garage with up and over door.





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