

61 Capelrig Road

NEWTON MEARNS, GLASGOW, G77 6UF



Stunning five bedroom 'Cala' designed showhome, inspired layout in immaculate condition, quiet cul-de-sac



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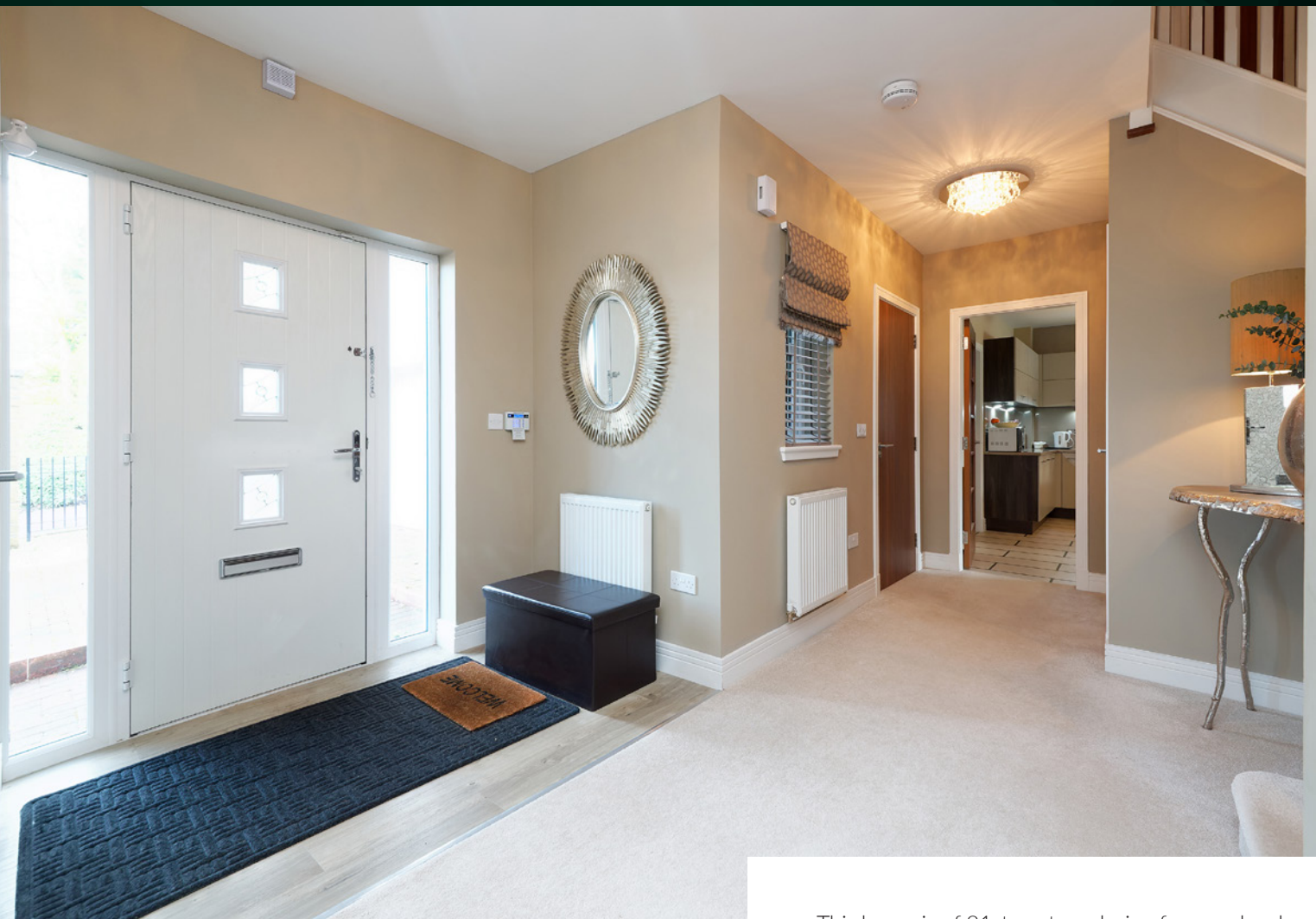


We are delighted to offer to the market this beautiful and utterly captivating five bedroom detached contemporary home. This exceptional property was designed and built by 'Cala' homes as a showhome and it clearly defines modern living in Scotland.

The designers have created an architectural look and an internal aesthetic that matches the elegance of some of the best modern homes in Newton Mearns. Inside this stunning home, you will find creative architecture and an inspired layout of free flowing space, which will suit any growing family, and it is without doubt, one of the best quality contemporary homes in the area.

Distinguished by its stunning frontage, which combines traditional stone finishes with crisp white rendering and the striking rear elevation, which displays contemporary rendered finish, Stone detailing and a fantastic amount of windows and French doors giving access to gardens. Luxurious, high-quality fittings and finishes are in abundance throughout this beautiful home, along with the latest in high-tech features, to create a house that is the last word in sophistication and refined taste.

THE ENTRANCE



This home is of 21st century design for people who appreciate what modern thinking can do to boost the quality of their life. Once inside this home, you will be able to reach out and touch quality and craftsmanship, no matter what room you are in!

This stylish and impressive detached residence has security gates, and is set within a quiet and beautifully landscaped Cul de sac location. Complete with an integrated double garage, monoblocked driveway with excellent parking within the plot.

Entrance is via a light filled spacious hallway leading into the main family accommodation with a generous-sized, lounge with feature fireplace. The size and layout of the room offers a plethora of furniture layouts and the French Doors flood the room with light and lead out beautifully to the large rear garden and one of two decked areas.

THE LOUNGE



THE DINING ROOM



The dining room offers great space for entertaining friends and family on more formal occasions. This room leads directly into a spacious family area and generously sized kitchen/diner.



THE KITCHEN



The spacious kitchen has been designed with style and high functionality in mind. The layout is excellent and contains quality 'Siemens' integrated appliances, including a double electric oven, built in microwave, dishwasher, fridge freezer and gas hob. The large breakfast bar will prove invaluable on busy school and work mornings when time is at a premium.



THE UTILITY & WC



A separate utility/laundry room and guest cloaks/WC and a good-sized study to the front aspect completes the ground floor accommodation.



The staircase leads to the large galleried landing, which has aspects to the front and ample natural light. The very spacious master bedroom (or guest suite) is situated over the garage and has views to the front aspect and a luxurious en-suite bathroom.

THE MASTER BEDROOM





There are four further double bedrooms - all with fully fitted wardrobes and two with luxurious en-suite shower rooms. The beautiful family bathroom completes the upper floor.

BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5



THE BATHROOM

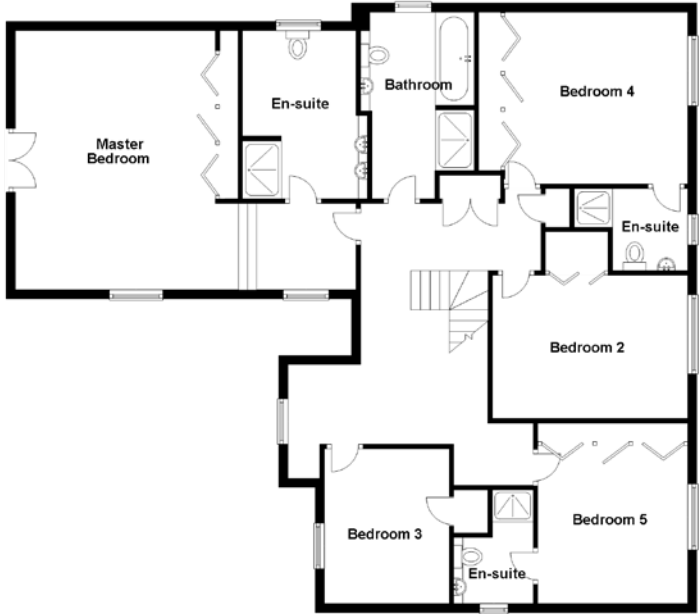


The property benefits from double glazing, gas central heating and a large integrated double garage. Some properties tick all the boxes and we believe this is certainly one of them. Early viewing is absolutely essential for anyone seeking a stunning contemporary home in one of Glasgow's finest residential locations.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

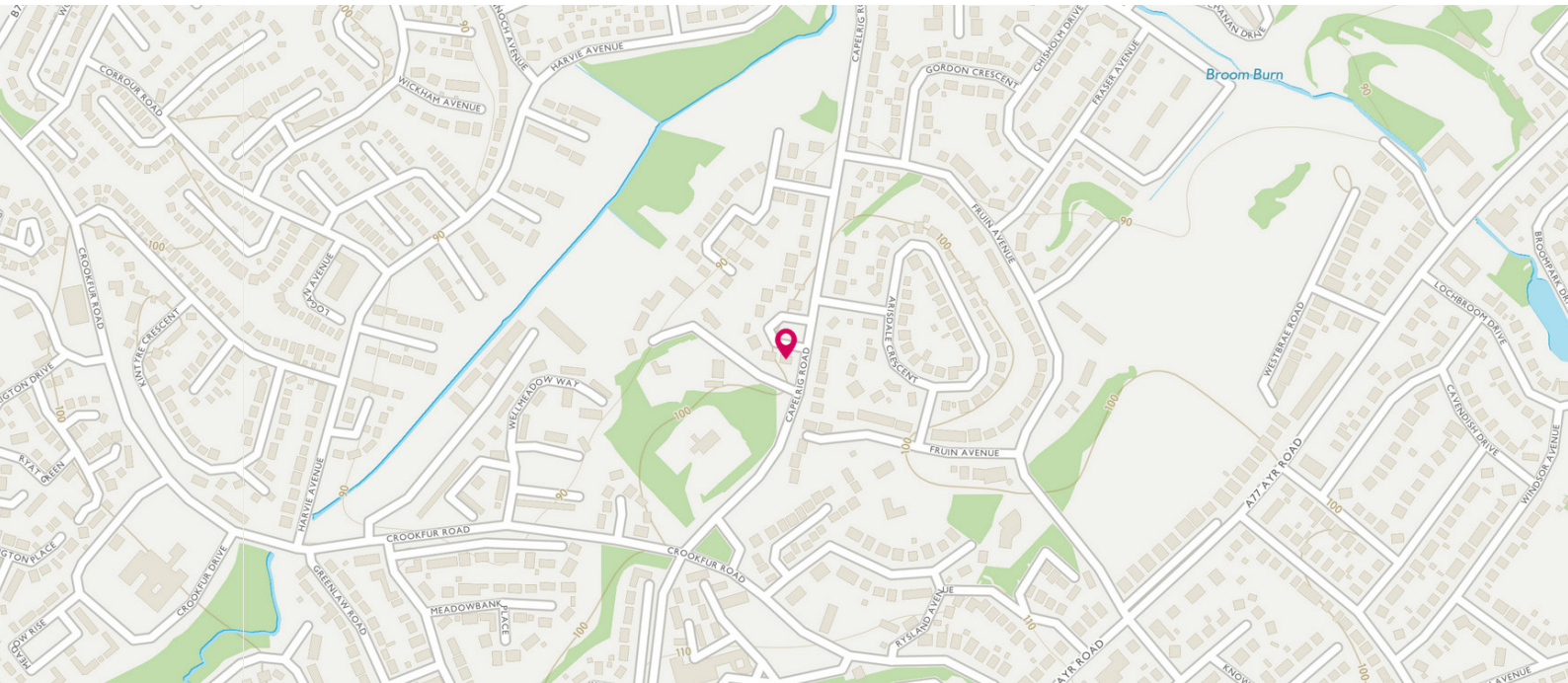
Living Room	6.00m (19'8") x 4.55m (14'11")
Dining Room	4.30m (14'1") x 3.75m (12'4")
Kitchen/Family Room	7.20m (23'7") x 5.10m (16'9")
Utility	3.10m (10'2") x 2.10m (6'11")
WC	2.50m (8'2") x 2.15m (7'1")
Study	2.90m (9'6") x 2.90m (9'6")
Garage	5.45m (17'11") x 5.30m (17'5")

First Floor

Master Bedroom	7.65m (25'1") x 5.70m (18'8")
En-suite	3.70m (12'2") x 2.70m (8'10")
Bedroom 2	4.30m (14'1") x 3.15m (10'4")
Bedroom 3	3.40m (11'2") x 2.60m (8'6")
Bedroom 4	4.60m (15'1") x 3.25m (10'8")
En-suite	2.50m (8'2") x 1.80m (5'11")
Bedroom 5	3.80m (12'6") x 3.30m (10'10")
En-suite	2.50m (8'2") x 1.75m (5'9")
Bathroom	3.89m (12'9") x 2.50m (8'2")

Gross internal floor area (m²): 261m² | EPC Rating: B

Extras (Included in the sale): Furniture may be available by separate negotiation.



THE LOCATION

Location is crucial when it comes to selecting a place to live. Newton Mearns is a thriving town with a wide – and growing – range of local amenities and Capelrig Road can certainly claim to enjoy an enviable setting within it. Easy





Easy access to the M77 and fast links to Scotland's main motorway network, along with close proximity of Whitecraigs Station, commuting is quick and convenient by car, bus or train. There are excellent shopping opportunities at The Avenue shopping centre at Mearns Cross. A hidden gem for shopaholics and those who want to avoid the impersonal sprawl of many larger shopping centres, The Avenue includes bistros, coffee shop, a supermarket and M&S food store, Boots the chemist, banks, travel agents, newsagents, and both high street and luxury fashion outlets. Silverburn – Scotland's largest shopping complex – is just three miles away and offers a 24-hour Tesco Extra, Debenhams and Marks & Spencers, to name just a few of the 100-plus high street names.

There is an abundance of golf clubs close by - Whitecraigs, Eastwood and East Renfrewshire among them – and Parklands Country and Leisure Club and the renowned Rouken Glen Park are also nearby. Providing leisure activities for all the family, the brand new Eastwood High Sports Centre is just 5 minutes away and features four-court sports halls, a swimming pool, fitness/dance studio, synthetic football and hockey pitches, athletics track, and a games hall.

East Renfrewshire council's schools enjoy enviable reputations and results, both at junior and high-school level, among these being St.Ninians and the non-denominational Eastwood High, while Cookfur Nursery and Isobel Mair's Nursery each provide excellent care for pre-school-age children.



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