

# 15 Dunglass Place

NEWTON MEARNS, GLASGOW, G77 6XS



*Immaculate three-bed semi, beautifully extended and upgraded, quiet cul-de-sac, Newton Mearns, monoblocked drive*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





We are delighted to bring to the market this beautifully extended three-bed semi-detached property, set perfectly in a quiet cul-de-sac location. This lovely property makes a perfect place to call home, as it is presented in immaculate condition, including a stunning new kitchen and two bathrooms.

# THE LOUNGE



The accommodation consists of a bright entrance hallway, leading to a spacious lounge, which, given its shape, would suit a range of furniture configurations.



# THE KITCHEN



The newly extended open plan kitchen/family room is a real feature of this lovely home. Not only highly functional but also simply beautiful, with a range of fitted units and stylish worktops. Integrated appliances include: an electric hob, oven, washing machine and fridge freezer. The layout ensures there's an easy and efficient space to work in for any chef to serve up a marvellous meal, and the breakfast bar offers an ideal place to sit and enjoy a coffee and a good book.





The family room enjoys an abundance of natural light flooding in from the skylights and Bi-fold doors, which lead effortlessly to the private rear garden.

# THE FAMILY ROOM





# THE BATHROOM



The beautiful bathroom is perfect, finished in a contemporary white suite with a back-to-the-wall sink unit and a mains-fed shower enclosure. The ground floor accommodation is completed by the third bedroom.





# BEDROOM 3





Upstairs, there are two good-sized bedrooms in this lovely home, both are wonderfully bright and have ample space for free-standing furniture along with built-in storage. The upstairs bathroom is very impressive, and the contemporary styling includes a large shower enclosure with a mains shower.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





The home is kept warm and comfortable with gas central heating and double glazing. The garden space is secure and child-friendly, and on sunnier days, the sun-deck offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day. The mon-blocked driveway offers off-street parking for at least two vehicles.

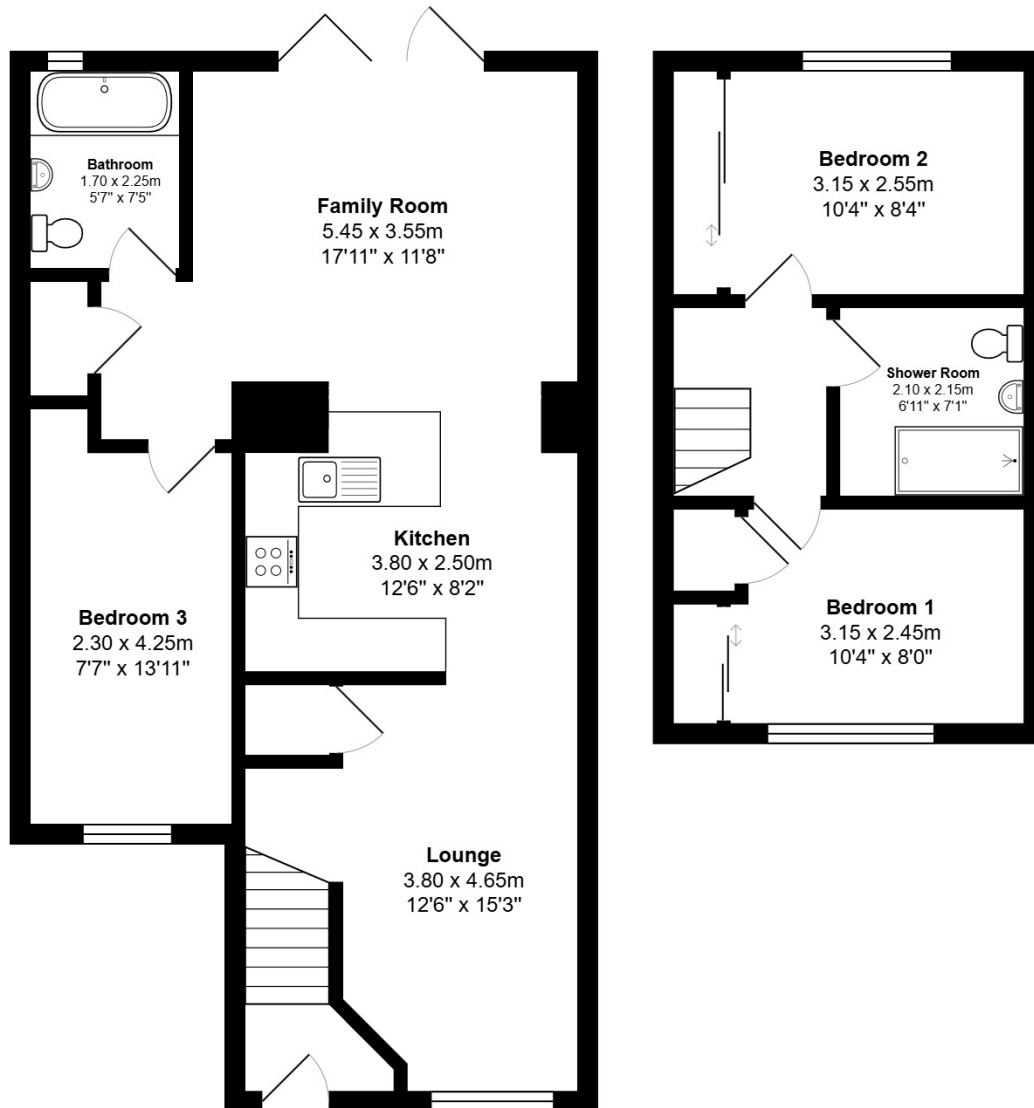
This great home would make an ideal buy for any couple, small family or even a great investment property for a 'smart' buy-to-let investor. Early viewing is strongly advised for anyone seeking a beautiful property in a quiet and idyllic location.

# EXTERNALS



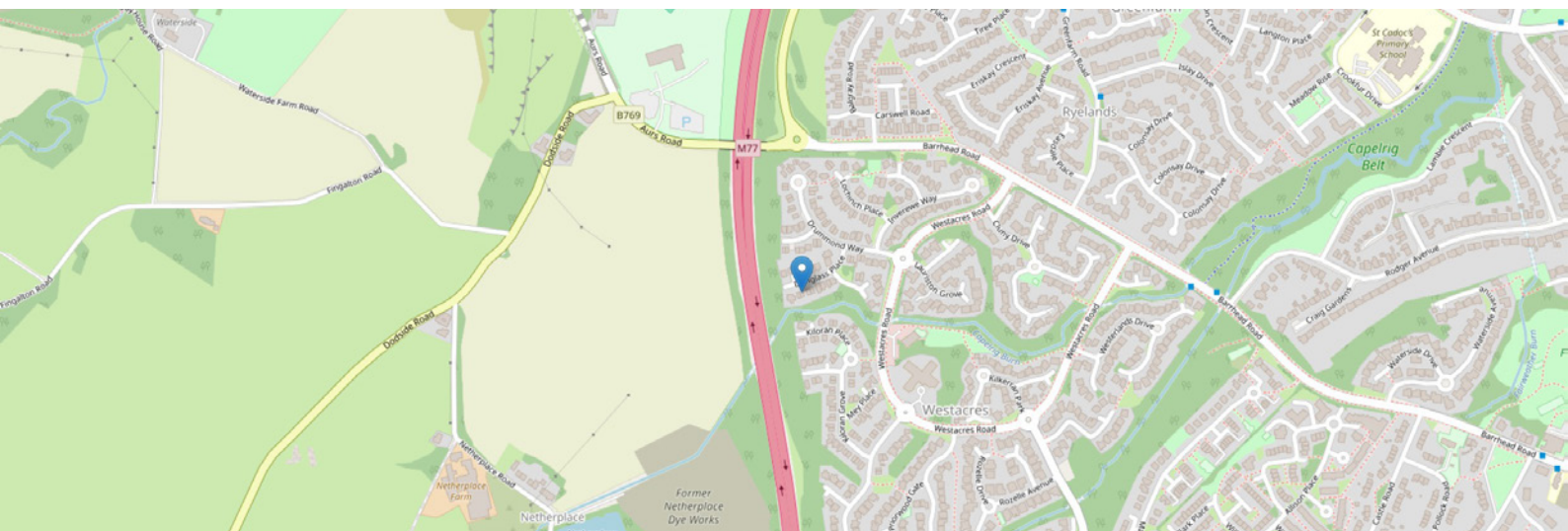


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup> | EPC Rating: C





# THE LOCATION

The ever-popular area of Newton Mearns enjoys a wide range of local amenities, and Dunglass Place can certainly claim to enjoy an enviable setting within it. Easy access to the M77 and fast links to Scotland's main motorway network, 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, a 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.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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