



RESIDENCE

9 Kinfauns Drive, Newton Mearns, G77 5PB

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Viewing by appointment with Residence Uddingston

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3 Bedrooms | 2 Public Rooms | 2 Bathrooms

Occupying a lovely position within an established Newton Mearns address, this beautifully maintained and thoughtfully extended three-bedroom detached bungalow offers generously proportioned and versatile accommodation, complemented by attractive and particularly private gardens.

A much-loved family home for approximately 40 years, the property has been exceptionally well cared for and successfully extended to create larger, more flexible living spaces. The accommodation is bright and comfortable throughout, with a spacious bay-windowed lounge and generous dining room providing excellent areas for everyday family living and entertaining.

The well-equipped fitted kitchen incorporates a range of integrated appliances and is complemented by a useful rear porch with access to the garden.

A particular feature is the impressive principal bedroom suite. Fitted wardrobes provide excellent storage, while an adjoining sitting area creates a relaxing additional living space, with French doors opening directly onto the rear garden. The principal bedroom also benefits from a well-appointed en-suite shower room. There are two further bedrooms together with a family bathroom fitted with quality sanitary ware.

Further features include gas central heating, double glazing and excellent storage throughout.

Externally, the front garden incorporates lawn and mature hedging, with gated access opening onto a generous monoblock driveway. The beautifully established rear garden enjoys an excellent degree of privacy and features lawn, patio areas, mature hedging and colourful planted beds and borders. A substantial detached garage with power and lighting provides valuable additional storage.

Newton Mearns is one of East Renfrewshire's most desirable residential areas, renowned for its excellent schooling, amenities and transport links, with convenient access to Glasgow and the surrounding motorway network.



1733.00 sq ft | EER = E



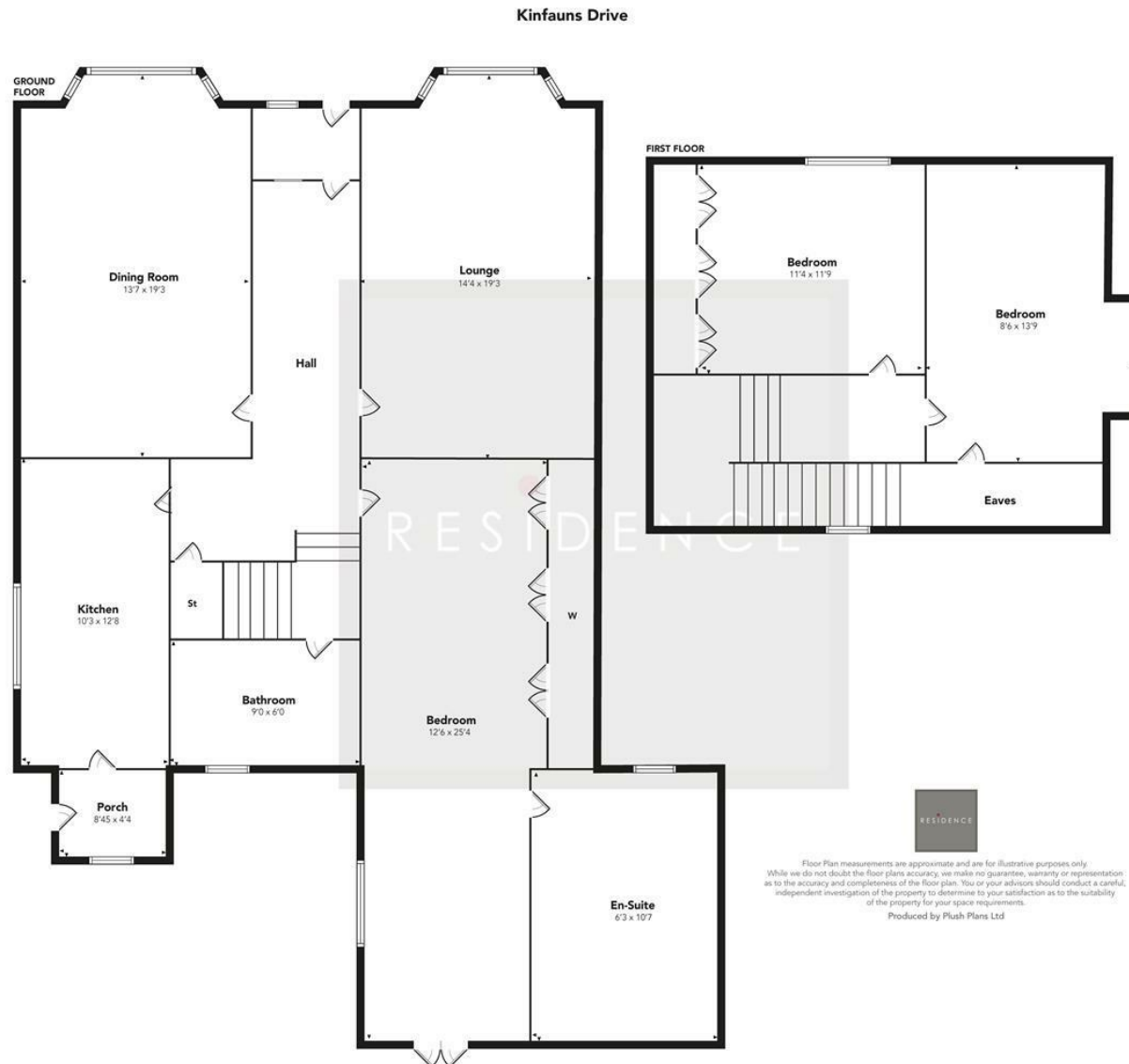
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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.