



Castleton Drive  
Newton Mearns, Glasgow  
G77 5LE

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## Offers Over £330,000

This attractive Detached Villa requires modernisation and upgrading, is situated within sizeable garden grounds and offers excellent potential for the successful purchaser to create a lovely family home.

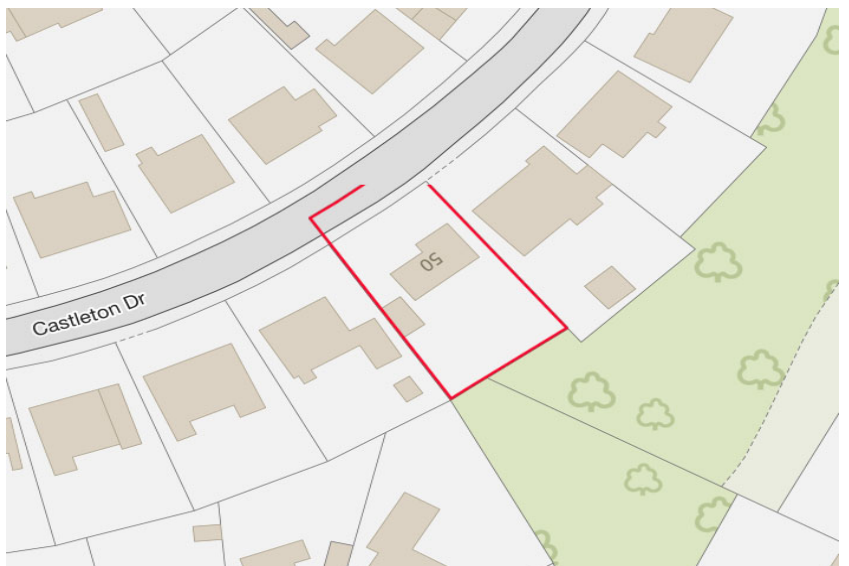
The house itself is traditionally constructed with a Barra Shell rendered exterior above facing brick base and is set beneath a tiled roof with pvc soffits.

At the front is a good size garden with central lawned area, stocked borders including conifers and shrubs and adjacent to this is a large monobloc driveway to the side .

The rear garden is an excellent size (as illustrated on the boundary plan) however over recent years the large conifers not only divide the lawn from the patio but also take up a lot of space at the rear boundary and if cleared would make a lovely size garden with private outlook onto the open woodland at the rear.

There is an integral garage which could potentially be converted into additional living space (subject to warrant) and also at the side of the garden a separate single garage with up and over door.

Internally the property does require to be modernised and the original layout of rooms affords the buyer to perhaps re configure and change as required.



## Home Report Valuation £350,000

[www.packdetails.com](http://www.packdetails.com)  
Reference: HP760652  
Postcode: G77 5LE

Council Tax Band F

EPC Rating C



The current accommodation comprises hallway, large main lounge/living room with picture window to the front providing an elevated open outlook, separate family room/dining room to the rear with window onto the garden.

The kitchen is a good breakfast size and is an excellent shape with access to the dining room and also the hall. Window and door to the rear, worktop surface area, central heating boiler (not working) and some worktop surface area.



Also downstairs is a bathroom with panelled bath, wash hand basin and w.c.

On the half landing is access to a large double bedroom which has window on the gable wall and is a great sized room with plenty of space for wardrobes and storage.

The main landing has a couple of useful storage cupboards, dormer window on the main landing and provides access to a further two double bedrooms, one which faces to the front and the second with picture window to the rear. The two bedrooms both of have built in storage.



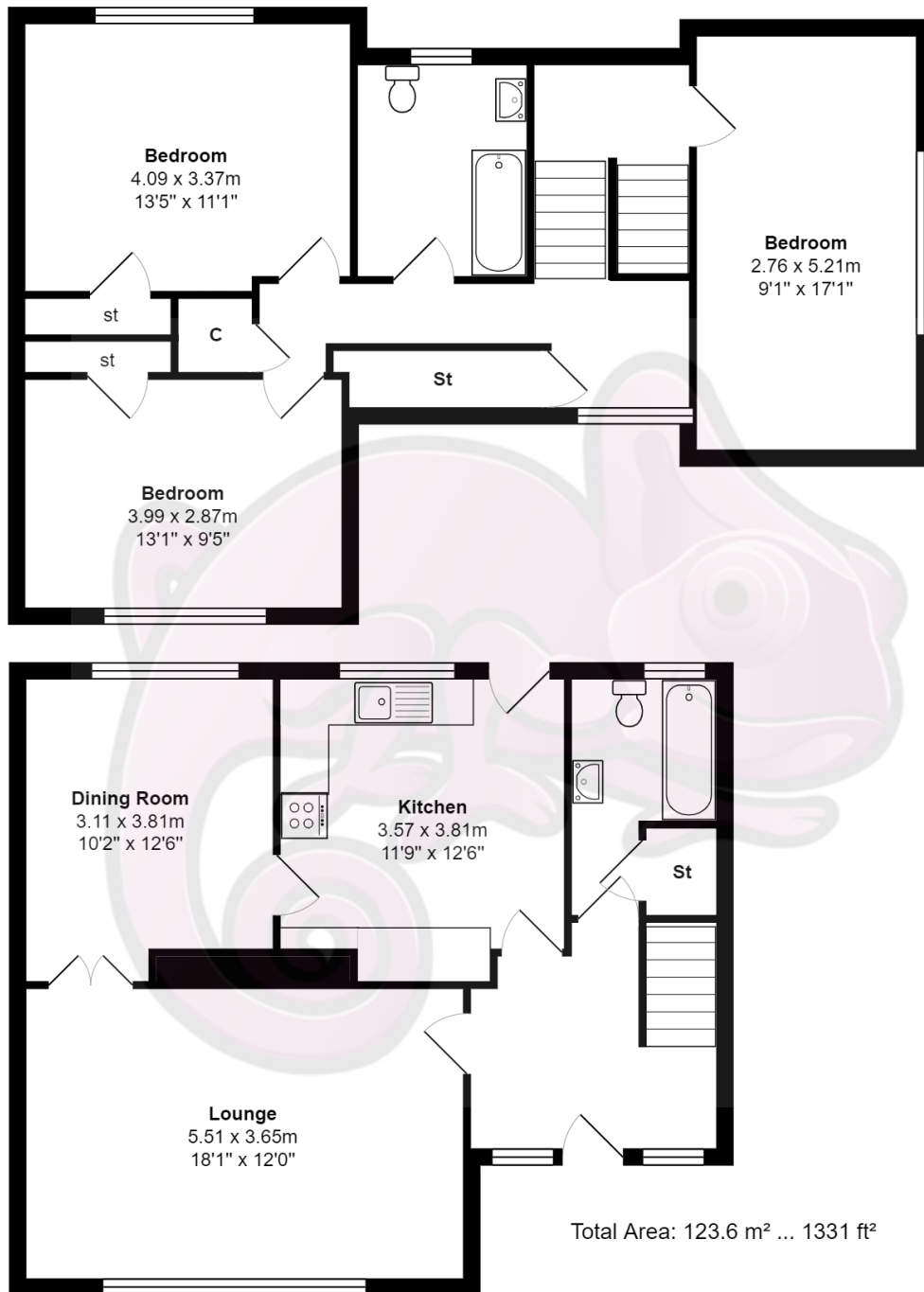
There is also a second bathroom with panelled bath, wash hand basin, w.c.. and a window to the rear.

The property has the benefit of quality pvc double glazed windows which includes a modern pvc double glazed back door.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

## Vendor Comments

*This has been a great family home we enjoyed many happy years living in it and we know once the house has been modernised it will once again be an excellent home for someone.*

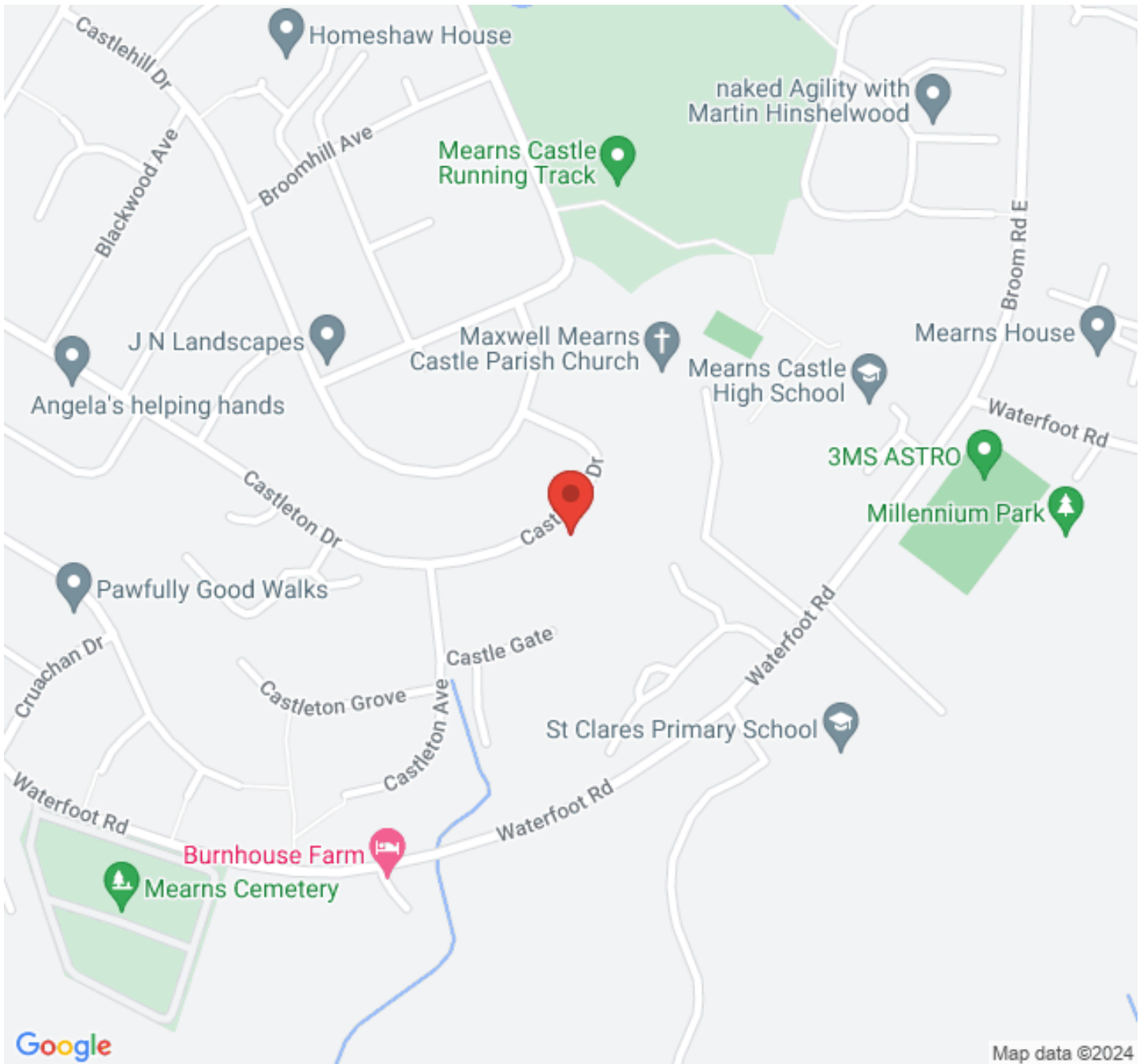


All measurements are approximate and for display purposes only

## Location

Newton Mearns is one of the most sought-after suburbs within the south side of Glasgow. The property is superbly placed for a wide range of amenities and indeed nationally recognised schooling. The property is a short distance away from excellent shopping at The Avenue at Mearns Cross and Greenlaw Village. There are an abundance of sports and recreational facilities found within the district which include excellent golf courses, parks, tennis clubs and there are a variety of country pursuits found nearby at Hazeldene. Local train stations include Whitecraigs Station and Patterton Station.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

