



cochrandickie  
ESTATE AGENCY

3 Warnock Road,  
Newton Mearns G77 6JH  
[www.cochrandickie.co.uk](http://www.cochrandickie.co.uk)













## 3 Warnock Road, Newton Mearns G77 6JH

Situated in a very popular residential locale in a fabulously proportioned plot is this John Lawrence detached villa offering flexible accommodation over two distinct levels.

Extending to 1475 sq ft or thereby of internal accommodation the property comprises of a broad reception hallway with open tread stairwell leading to the first floor, fully tiled shower room, formal lounge with dual aspect windows overlooking the front garden and a fireplace with living flame gas fire. To the rear of the property is the kitchen with five burner hob, extractor hood and oven, ample wall & base units, side Upvc door and a set of sliding patio doors giving direct access to a magnificent 22' long conservatory that sits elevated overlooking the magnificent lawn garden at the rear. Off the kitchen is a walk-in storage cupboard that has plumbing and acts also as a utility space. Completing the ground floor is a separate sitting room, again sliding patio doors that also give access to the conservatory.

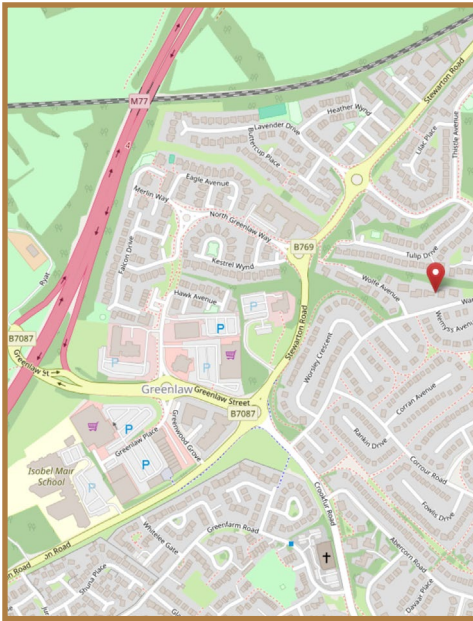
On the first floor the accommodation is more conventional, four bedrooms and a house bathroom. Three of the bedrooms benefit from built-in fitted wardrobes and the fourth bedroom is currently used as a home office.

Externally the garden grounds are fantastic. A substantial stone chipped driveway runs adjacent to the property to a detached double garage. There is also a front lawn with mature trees screening the property from Warnock Road. The undoubted feature is the garden at the rear. A timber deck immediately adjacent to the conservatory provides level social space that overlooks the lawn. The lawn itself extends significantly and is a great garden for children growing up. A second deck behind the garage provides further gathering space.

The property is located in one of Glasgow's most sought after suburbs due to its proximity to local amenities, recreation facilities and local shops at Harvie Avenue, the Avenue shopping centre and of course Waitrose at Greenlaw Village Retail Park. Schooling can be found at Eastwood and St Ninians High Schools.







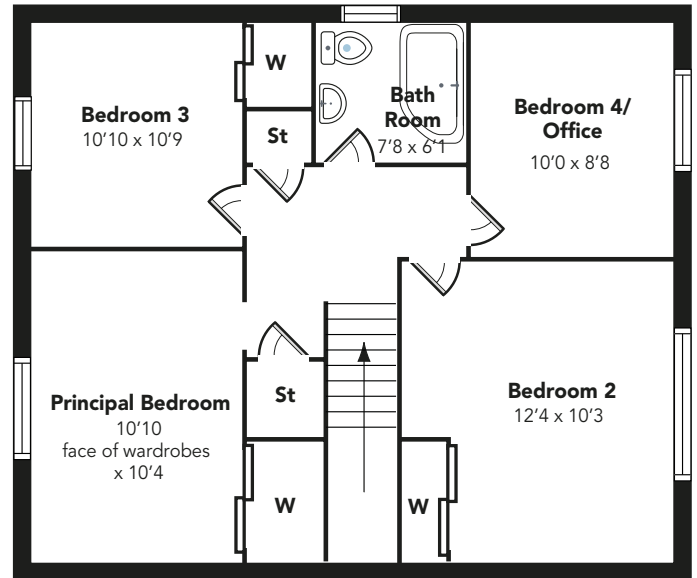
EPC rating  
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Office  
Paisley

#### disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

#### FIRST FLOOR



#### GROUND FLOOR



Floorplans are indicative only - not to scale  
Produced by Plushplans 

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