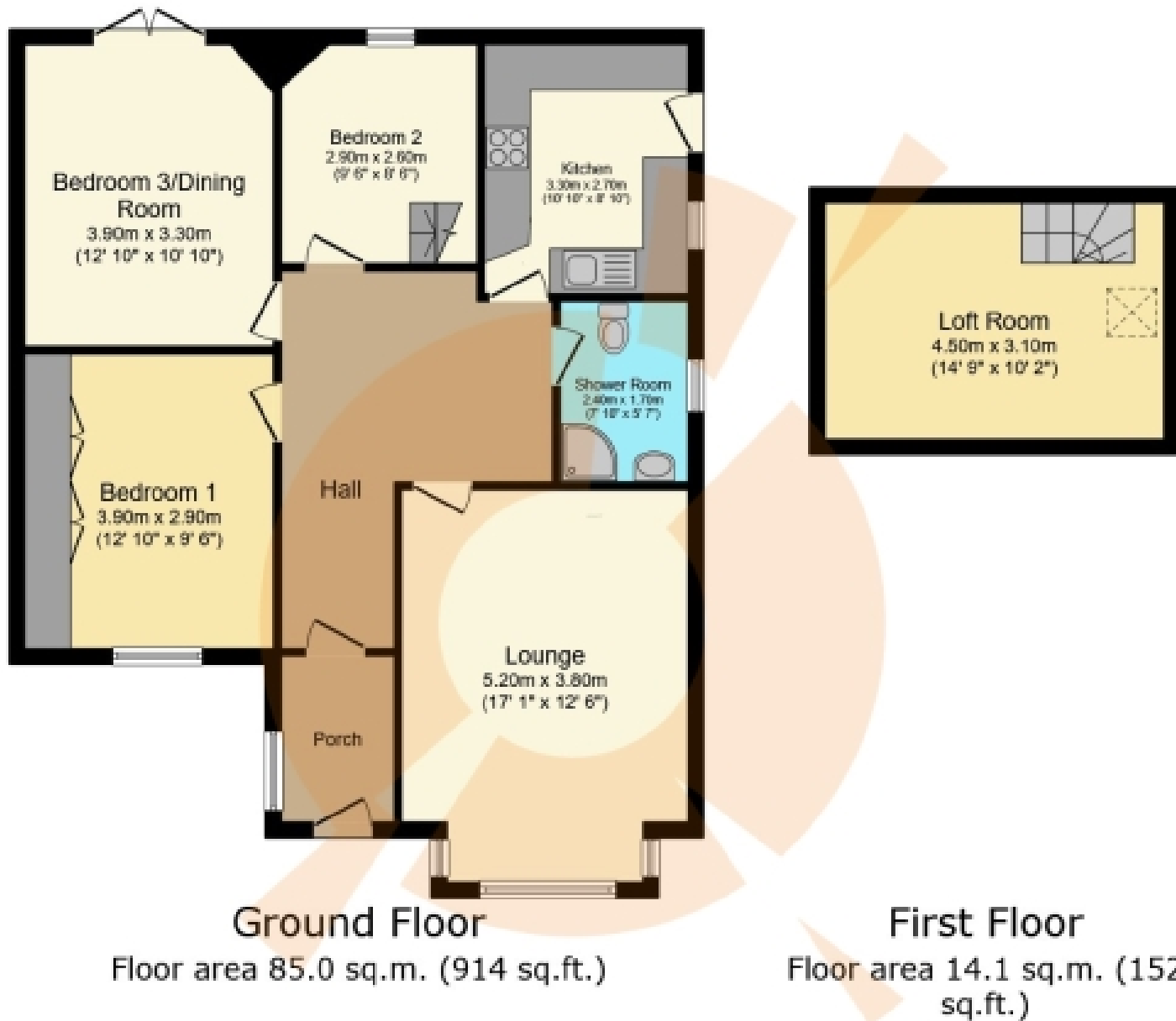




**4 Rysland Avenue, Newton Mearns**

**Offers Over £355,000**





**TOTAL: 99.0 sq.m. (1,066 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* NEW COMPETITIVE ASKING PRICE \*\* HIGHLY SOUGHT-AFTER LOCALE \*\* GENEROUS DIMENSIONS \*\* FLOORED LOFT SPACE \*\* LANDSCAPED GARDENS \*\* GARDEN SHED & GARAGE WITH ELECTRICS \*\* EXTENSIVE DRIVEWAY \*\***. Please contact your personal estate agent, The Property Boom, for much more information and a copy of the Home Report.

Nestled within the esteemed Newton Mearns postcode, No. 4 Rysland Avenue unveils a truly coveted detached bungalow, offering spacious and adaptable living all on one level. Within a brief 10-minute stroll, residents can access a plethora of amenities and a popular country club, known for its leisure facilities.

Occupying a substantial plot enveloped by mature shrubbery, the property ensures privacy while boasting a generous monobloc multicar driveway, providing secure off-street parking for a number of vehicles. Stepping inside, you are greeted by a welcoming reception hallway, offering access to all rooms within the home.

The charming family lounge is characterised by impressive dimensions, soft neutral tones, and a bay window formation which bathes the room in natural light. Solid oak flooring leads effortlessly into the formal dining room, featuring French doors which open onto the rear garden, creating an inviting space for social gatherings.

The well-appointed kitchen is fitted with hi-gloss wall and base mounted units complemented by contrasting worktops. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood, and there is further space for free-standing appliances where desired.

No. 4 offers two generously sized double bedrooms, with Bedroom One boasting excellent in-built storage solutions. Bedroom Two reveals a spiralled fixed staircase leading to the floored loft space, ideal for additional storage.

Outside, the rear garden is a serene oasis, meticulously maintained and wonderfully low maintenance. A sociable patio area and a delightful garden room beckon for relaxed gatherings with loved ones or even serve as a tranquil home office space. Completing the ensemble, a detached garage with electrics and plumbing offers further convenience for additional freestanding appliances.

Situated within the highly sought-after Newton Mearns locale, the property enjoys proximity to a plethora of local amenities, including shops, supermarkets, schools, and transport services. Excellent transport connections via bus and rail, coupled with easy access to the M77 motorway network, facilitate seamless travel throughout the area, with swift routes leading into Glasgow city centre and beyond.

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Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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