

# Whitecraigs

Glendevon, 12 Roddinghead Road



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Glendevon is a one off architect designed detached villa within Whitecraigs.

#### ■ Property Description

Privately commissioned circa 2002 and built in the Arts and Crafts style and distinguished by its crisp white washed rendered exterior with decorative sandstone finishing, this magnificent detached residence that extends to approximately 5192 square feet is set within corner garden grounds wrapping round Roddinghead Road and Burnside Road. Whitecraigs is considered one of the primary residential locations within the south side of Glasgow. The neighbourhood displays a range of eye catching, individual homes and in particular Glendevon has a variety of stylish features and offers great family accommodation encompassed over a two storey layout.

The ground floor accommodation comprises an outstanding double height reception hallway with exposed beam ceiling and feature minstrel gallery, splendid drawing room with focal point sandstone fireplace with log burner, lovely formal dining room leading through to a Mozolowski & Murray conservatory which overlooks the gardens, spacious and well proportioned family sitting room with focal point fireplace and there is a bespoke dining sized kitchen with granite worktops and Paul Hodgkiss designed worktops, fitted utility room, home office, gym and downstairs bathroom with additional cloakroom/WC. The first floor minstrel gallery leads to a magnificent master bedroom with vaulted ceiling with exposed beams, dressing room off and beautifully appointed en-suite bathroom. Three additional double bedrooms all with built-in wardrobes and all with their own en-suite shower rooms.

Glendevon is set within established landscaped corner garden grounds with stone dyke boundary wall, planting beds and mature plants, trees and shrubs. There are two sets of security electric gates which access twin driveways offering parking for multiple vehicles. Integral single garage with remote control up and over door. Sculpted lawn areas to the east side of the property with additional planting areas and summer house.













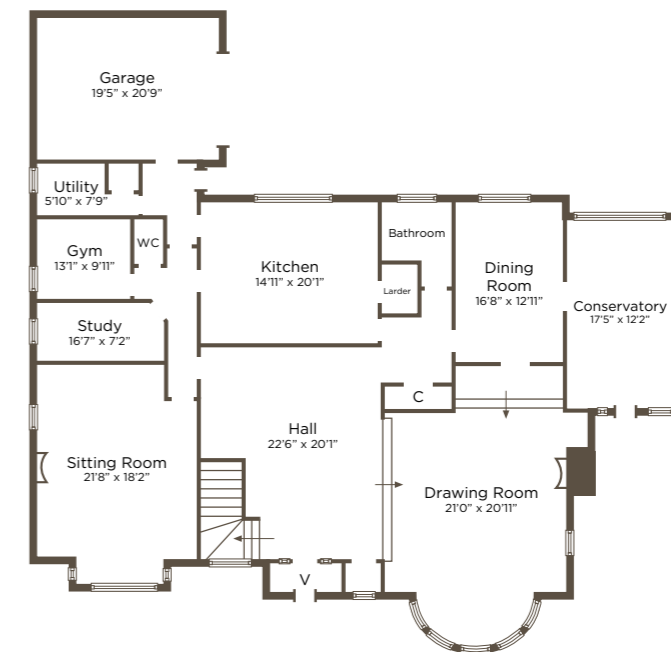
#### Local Area

Located approximately six miles south of the city centre, the property's close proximity to Glasgow effectively makes it one of the most sought after suburbs in the Greater Glasgow area. The district features an abundance of eye catching homes and provides catchment to some of the best schools in Scotland which include Kirkhill Primary School, Mearns Castle High School, St Cadoc's Primary School and St Ninian's High School. It is located to the east of the M77 motorway, giving swift communication links to Glasgow city centre, airports and coastal Ayrshire. The surrounding district provides excellent sports and recreational facilities - Whitecraigs Golf Course, Tennis, Squash and Bowling Clubs and Rouken Glen Park are all within a short walk from the property, as is Whitecraigs station.

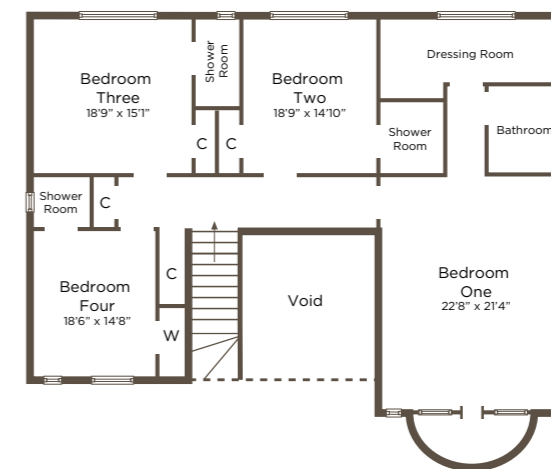
#### Directions

From our office on the Ayr Road, Newton Mearns travel city bound and opposite Whitecraigs Golf Club turn right into Craignethan Road and immediately right into Lethington Road. Proceed up the hill onto Roddinghead Road and the property is on the left hand side on the corner with Burnside Road.

#### Ground Floor



#### First Floor





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