

Simple Approach



Estate Agents



**7 Greenlaw Drive, Glasgow**

**Renfrewshire G77 6NL**

**Offers over £459,950**

Simple Approach are delighted to bring to market this 5 bed detached home which is situated in a quiet culdesac accommodating only 15 houses in the highly desirable location of Newton Mearns. The main property is split over 2 ½ levels and comprises of, a Lower level that incorporates a Dining room / second sitting room, dining kitchen, utility room and WC. Mid level accommodation provides a Lounge and master bedroom with En-suite facility. The plentiful accommodation continues on the upper level and consists of 2 double bedrooms, 2 single bedrooms and a family bathroom. Externally an outbuilding is provided which was previously used as a home gymnasium and conveniently benefits from a jacuzzi bath and separate shower room. Ample parking is also available at the property thanks to the double garage and monobloc driveway which comfortably accommodates two cars. The home is situated close to some of Scotland's best commuter links and benefits from good local amenities and exceptional schooling

**Entrance Hallway**

11'1" x 6'1" (3.39 x 1.86)

**Lounge**

15'6" x 16'7" (4.73 x 5.06)

**Diningroom**

13'5" x 14'3" (4.11 x 4.36)

**Kitchen**

10'2" x 13'11" (3.11 x 4.26)

**Utility**

7'4" x 4'10" (2.26 x 1.49)

**Downstairs w/c**

4'7" x 4'5" (1.41 x 1.37)

**Bedroom 1**

10'9" x 11'1" (3.28 x 3.39)

**En-Suite**

4'9" x 10'11" (1.47 x 3.33)

**Bedroom 2**

9'4" x 11'3" (2.86 x 3.45)

**Bedroom 3**

7'8" x 8'3" (2.36 x 2.52)

**Bedroom 4**

6'3" x 7'8" (1.91 x 2.36)

**Bedroom 5**

12'2" x 11'8" (3.72 x 3.56)

**Bathroom**

6'6" x 5'11" (1.99 x 1.82)

**Outhouse**

23'8" x 17'10" (7.23 x 5.45)

**Shower room**

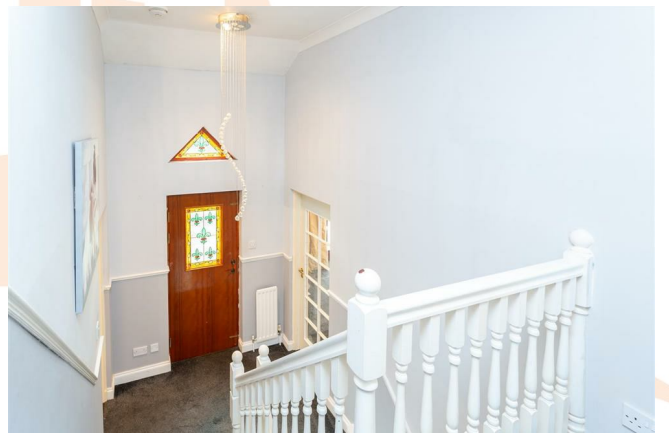
5'9" x 5'7" (1.76 x 1.71)

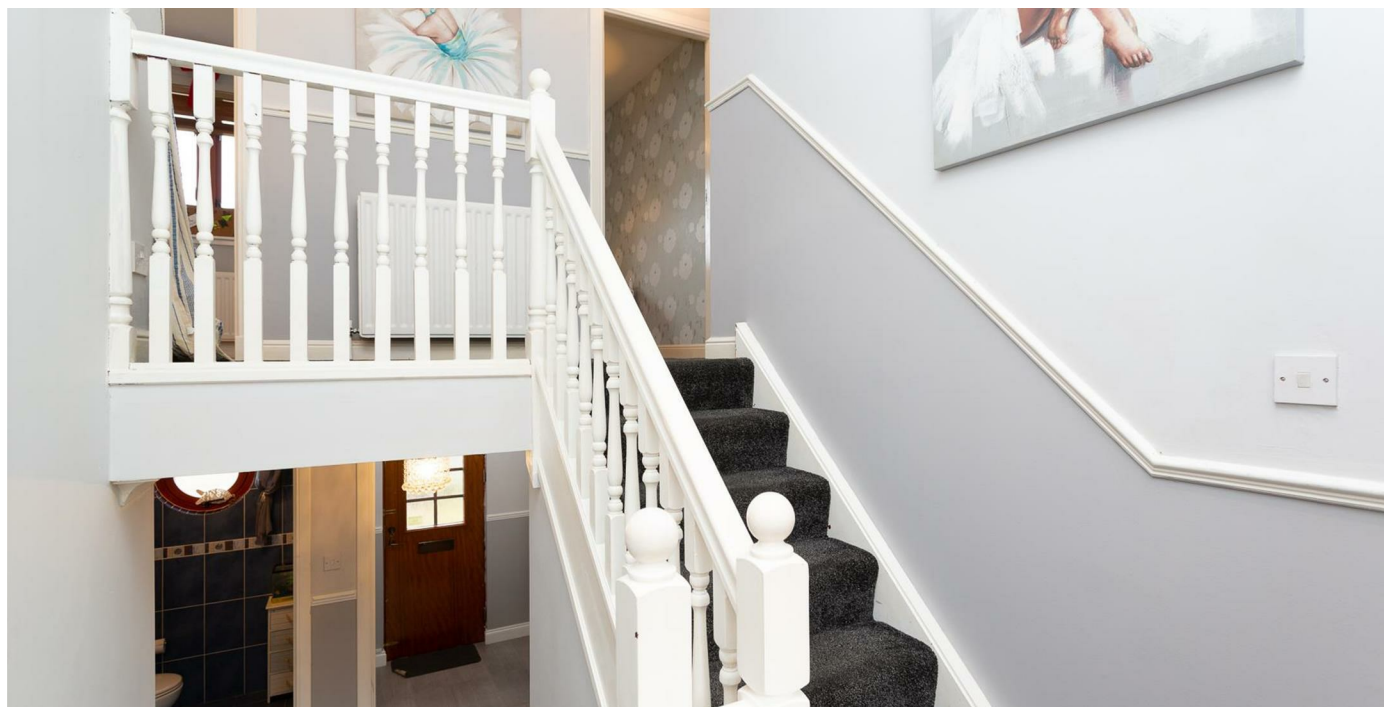
**External**

This property benefits from a large detached double garage and driveway space for two cars. To the rear of the property there is a separate outbuilding which was formerly used as a gymnasium. The outbuilding has a dedicated shower room and jacuzzi and really lends itself to use as a home gym.

**Location**

Set in the Newton Mearns area and within a quiet residential culdesac which houses only 15 homes. Good primary and secondary education is available nearby along with fantastic commuter links and public transport hubs.





- Large 5 bed home
- Double glazing
- Desired location
- Detached double garage
- Gas central heating
- Separate Outbuilding





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		