



Detached House

27 Broomcroft Road, Newton Mearns, G77 5ER

Offers Over £510,000



properties

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Description

This uniquely designed five bedroom detached villa built by Messrs Mactaggart and Mickel circa 1970 has been a much loved family home for over 50 years. Sitting on a superb plot with manicured gardens to front, side and rear this property is beautifully presented and is very well maintained. The accommodation spans some 216 sqm with versatile layout and scope to add your own ideas of fixtures, fittings and decor.

An entrance vestibule leads through to the welcoming reception hall which links to all the ground floor apartments. The formal lounge is a superb reception room the focal point being a feature fire place. A broad box bay window formation affords delightful aspects over the garden with French door adjacent providing direct access. The dining room is another comfortable reception room again with aspects over the rear gardens. There is convenient access to this room via both the hallway and the kitchen. The kitchen itself is of excellent proportion, fitted with a range of units and having space for a dining table and chairs. The kitchen appliances form part of the sale. A separate utility room has further worktop and fitted units and the washing machine and tumble dryer are found here. There are three recessed cupboards which offer further excellent storage space. A doorway from this utility room leads outside. A double sized bedroom is found on the ground floor and there is a WC/Cloaks on this level too.

Upstairs the long upper landing leads to a further four bedrooms, the family bathroom and to two deep cupboards, one of which has a small door leading to an attic which provides good space for storage. Bedrooms one, two and three are double sized and have built in storage/wardrobe space. All enjoy delightful views over the rear gardens and rooftops beyond. Bedroom one is of particularly generous proportion, the box bay window giving extra depth to this room. Bedroom four is a lovely single bedroom. The family bathroom has a bath with shower attachment, WC, bidet and wash hand basin. The windows are predominantly replacement UPVC double glazed units. Some original timber casement windows fitted with hermetically sealed double glazed units remain. Heating is by way of an oil fired central heating system, the boiler house and tank located to the rear of the property. The hot water cylinder is located in one of the upper landing cupboards.

Externally there are beautifully tended mature gardens to front, side and rear. The rear garden facing in a south westerly direction and enclosed by timber fencing and hedging. A double garage sits to the rear of the property with courtesy door from the garden and vehicular access from the rear access road. This garage has an electric fob operated up and over door and there is light and power. Parking is available immediately adjacent to the garage and a gate accesses the rear garden.

Broomcroft Road enjoys a delightful setting tucked away within a residential pocket which forms part of the much admired Broom Estate in Newton Mearns. The property is just a few minutes from The Broom shops, The Avenue Shopping Centre and Clarkston Toll. There is excellent schooling at both Primary and Secondary level with local schools including, Kirkhill Primary, Belmont House School, Mearns Castle High School and St Ninians High School. There are number of recreational facilities in the immediate and surrounding areas to be enjoyed which include Rouken Glen Park, Broom Park and Greenbank Garden. Parklands Country Club and David Lloyd Rouken Glen are nearby and there are a selection of private members golf clubs such as Williamwood, Whitecraigs and Cathcart Castle. Those commuting have access to regular train services operating from Whitecraigs Station and there are convenient road links to the M77, M74 and Glasgow City Centre.

Room Dimensions

Entrance Vestibule	2.31 m x 1.37 m / 7'7" x 4'6"
Reception hall	3.68 m x 2.29 m / 12'1" x 7'6"
Inner Hallway	4.75 m x 2.44 m / 15'7" x 8'0"
Lounge	7.42 m x 4.55 m / 24'4" x 14'11"
Dining Room	4.24 m x 3.63 m / 13'11" x 11'11"
Kitchen	4.57 m x 3.07 m / 15'0" x 10'1"
Utility room	4.14 m x 1.80 m / 13'7" x 5'11"
Bedroom 1	4.80 m x 4.60 m / 15'9" x 15'1"
Bedroom 2	3.76 m x 3.48 m / 12'4" x 11'5"
Bedroom 3	4.32 m x 3.58 m / 14'2" x 11'9"
Bedroom 4	3.38 m x 2.46 m / 11'1" x 8'1"
Bedroom 5 (Downstairs)	3.94 m x 3.68 m / 12'11" x 12'1"
Bathroom	2.97 m x 2.51 m / 9'9" x 8'3"
WC	1.27 m x 1.70 m / 4'2" x 5'7"
Cloaks	2.29 m x 1.70 m / 7'6" x 5'7"

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Features

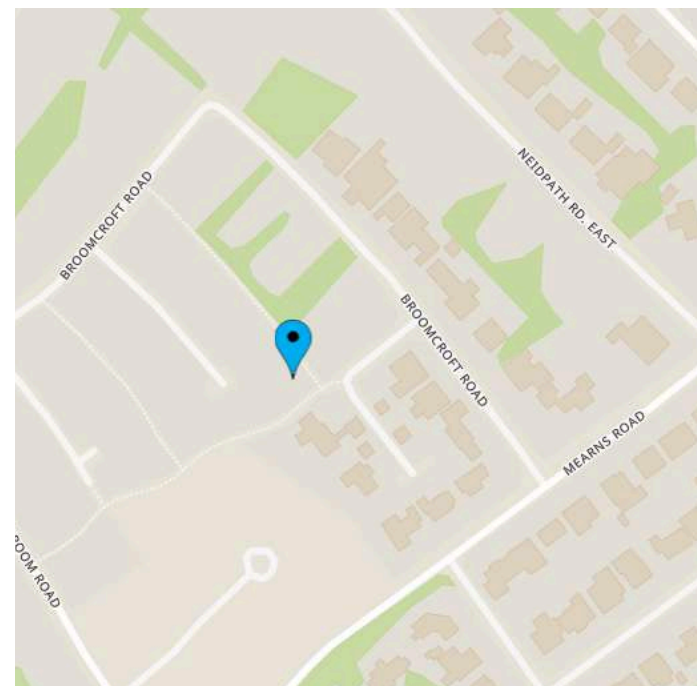
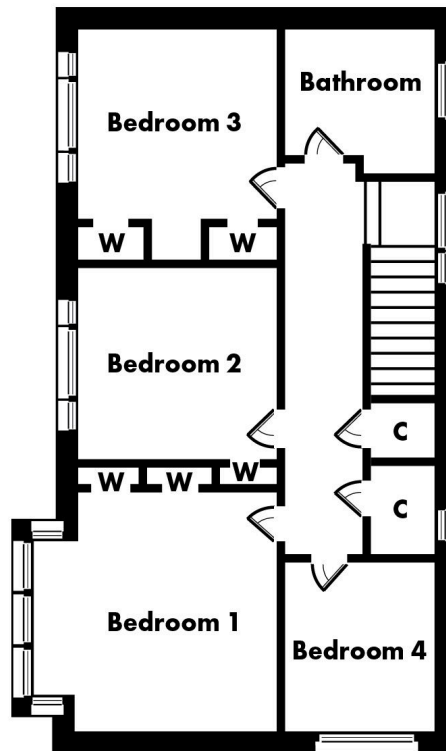
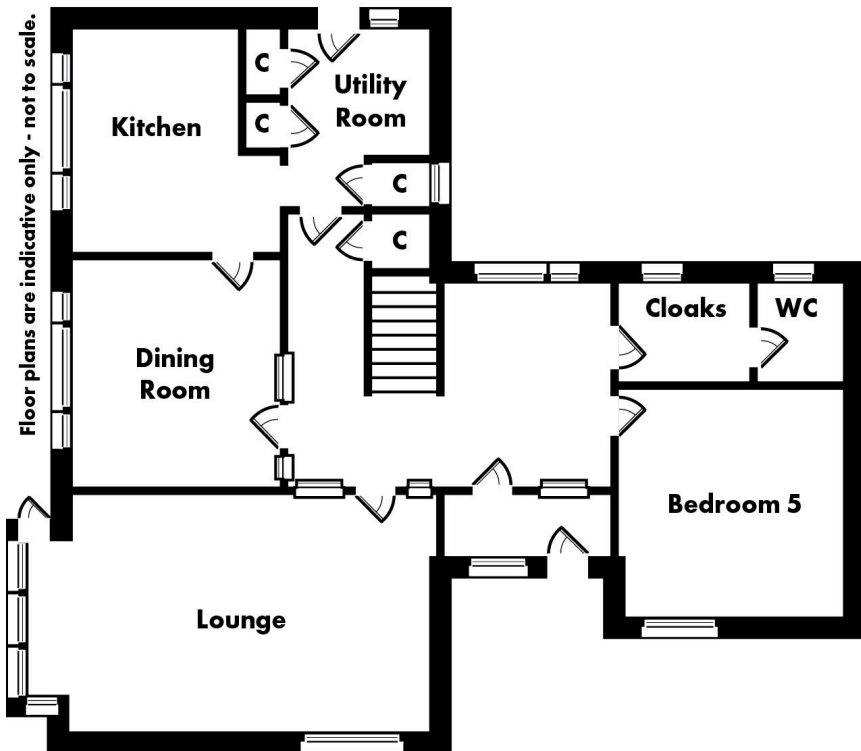
Superb family home
Five bedrooms
Two reception rooms
Dining kitchen and utility room
Family bathroom and WC/Cloaks
South westerly facing rear gardens
Double garage and parking to rear via access road
Much admired Broom Estate close to amenities
Excellent schooling











TRAVEL DIRECTIONS

Travelling north eastwards on Mearns Road continue passing Broom Parish Church on your right. Proceed a little further and turn left into Broomcroft Road then left again into the cul-de-sac. Number 27 is ahead of you to the right. Please note that Sat Nav systems will direct you to the rear access road.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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Email: iain@prp-legal.co.uk

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For further information:

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