



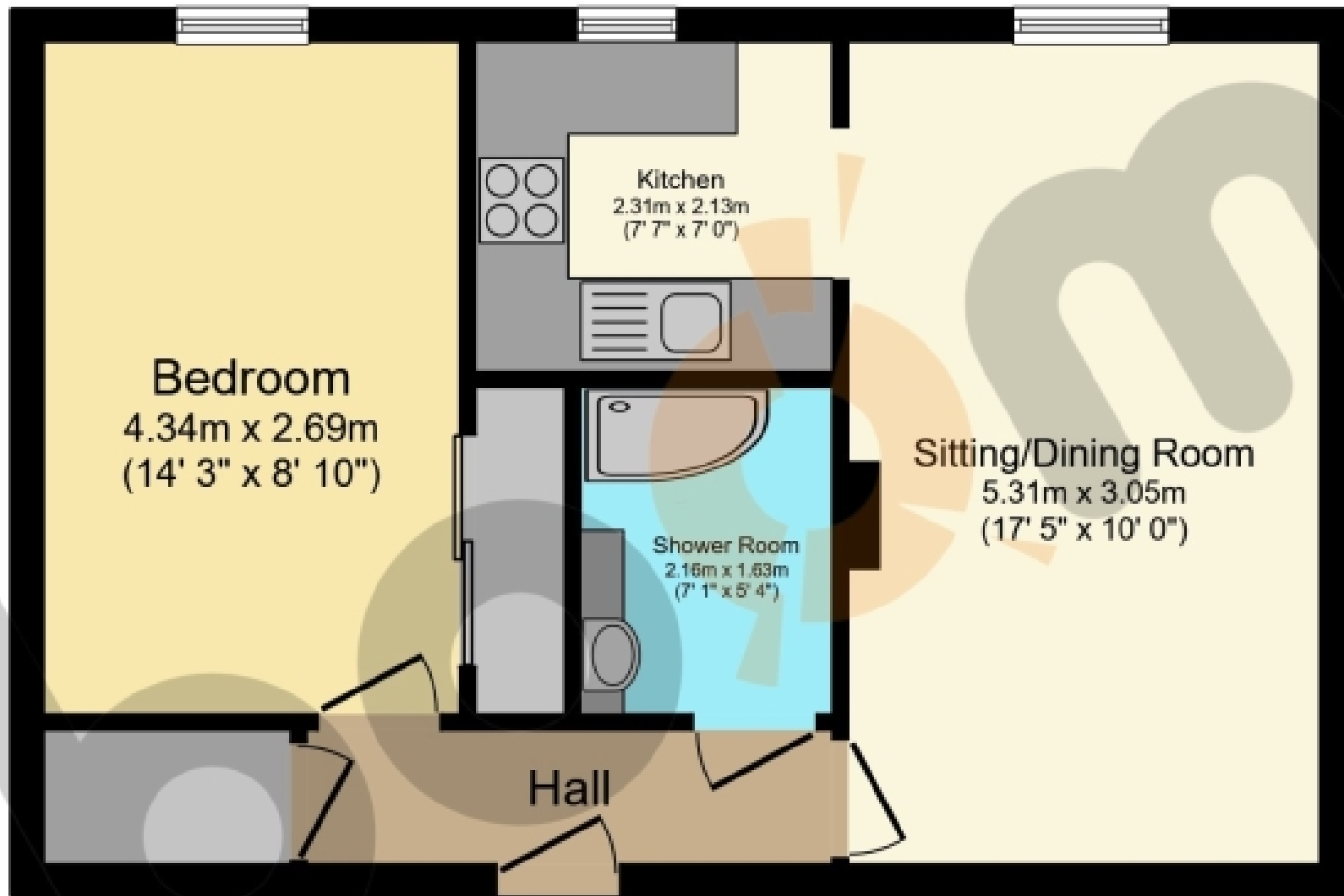
**40 Homeshaw House, 27 Broomhill Gardens, Newton Mearns**

**Offers Over £69,995**









## Floor Plan

Floor area 43.8 m<sup>2</sup> (472 sq.ft.)

TOTAL: 43.8 m<sup>2</sup> (472 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

**\*\* APARTMENT WITHIN CHARMING RETIREMENT COMPLEX \*\* COMMUNAL INTERNAL AREAS \*\* EXTENSIVE COMMUNAL GARDENS \*\* VERY WELL MAINTAINED \*\***  
Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.  
Welcome to No. 40 Homeshaw House, Newton Mearns. This fabulous apartment is situated within a charming retirement complex, boasting an extensive communal garden, a laundry area, and sociable communal sitting areas.

The complex has been exceptionally maintained externally and internally. There is plenty of visitors and residents parking, and a secure door entry system. Entering the apartment itself, on the second floor, which can be accessed via the elevator, you are presented with a welcoming entrance hallway, seamlessly connecting you with all rooms.

The lounge is spacious, and has been decorated with neutral tones, which flow throughout the entire property. There is masses of natural light pouring in through the window. There is a charming kitchen, with wall and base mounted cabinetry, tiled walls and plenty of work space.

In the apartment, is a generously proportioned double bedroom, featuring in-built storage solutions, and garden views. Finally, the apartment benefits from a three piece wet room, comprising of a walk in shower, w.c. and a wash hand basin.

The property further benefits from gas central heating and double glazing throughout.

Situated within the highly sought-after Newton Mearns locale, the property enjoys proximity to a plethora of local amenities, including shops, supermarkets 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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