



Upper Cottage Flat
51 Shaw Court, Broomhill Gardens, Newton Mearns G77 5LD



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This main door, two bedroom upper cottage flat, which forms part of a much sought after retirement development, offers accommodation presented to the market in walk in condition.

On entering the property at ground floor level, a carpeted staircase leads up to a further hallway which provides direct access to the main apartments and a handy storage cupboard. There is a bright, spacious lounge with front and side facing windows, fitted carpeting and a feature fireplace. The kitchen, which is accessed off the lounge, offers a range of modern fitted storage units, with worktop surface areas, stainless steel sink and drainer, as well as an integrated hob, oven and extractor hood.

There are two bedrooms, one double and one single, both with fitted carpeting and fitted mirrored wardrobes. The shower room has a modern 3 piece suite installed comprising WC, vanity style wash hand basin with storage below, and a walk in shower cubicle. The property further benefits from having electric panel heating and uPVC double glazing.

Externally there are well maintained, landscaped communal gardens to side and rear, which are mainly laid in lawn with tree and shrub features. There is also a further small area of private garden ground at the entrance to the property. Communal outside drying facilities are provided and there is off street parking within the development.

Situated within a highly sought after pocket of Newton Mearns, the property is superbly placed for a broad range of amenities. The local Broom shops are within easy walking distance providing for everyday needs and requirements,

whilst a more extensive range of amenities, including restaurants and supermarkets, can be found nearby at The Avenue Shopping Centre and Greenlaw Village.

There are a wide variety of sports and leisure activities found within the district including parks, health clubs, gyms and golf courses. Excellent local transport links provide easy access to the city centre and beyond with Whitecraigs being the nearest train station. There are also local buses providing access to surrounding areas.

MEASUREMENTS

ENTRANCE HALL

UPPER FLOOR HALLWAY

LOUNGE

KITCHEN

BEDROOM ONE

BEDROOM TWO

SHOWER ROOM

18'1" x 10'5"

10'9" x 7'10"

13'8" x 10'11"

10'11" x 7'3"

7'5" x 5'5"

EPC

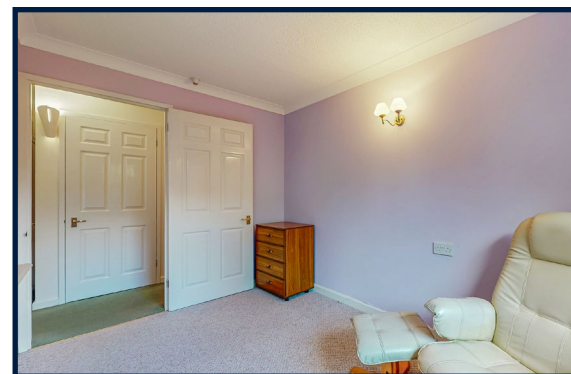
Band "D"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

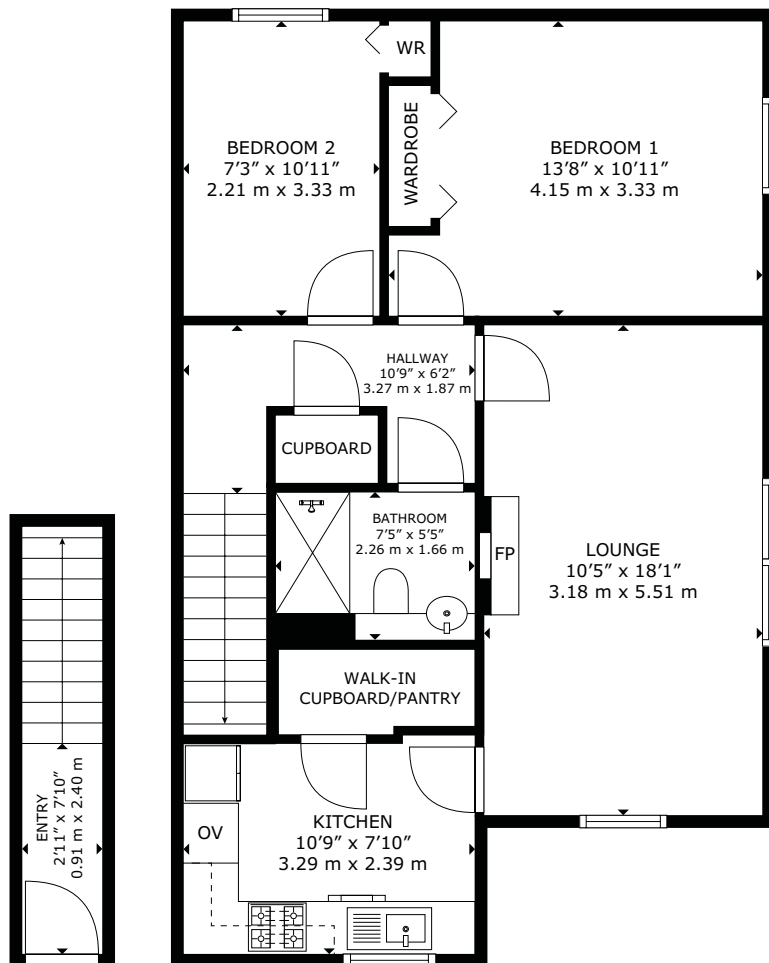


Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

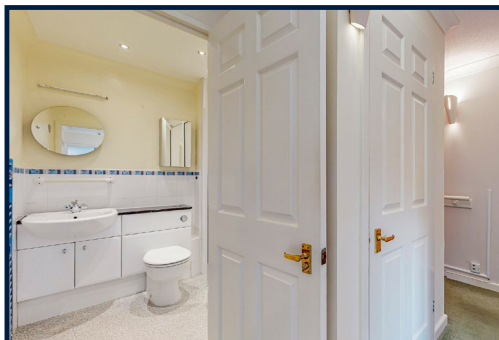


McSparran McCormick

SOLICITORS, NOTARIES & ESTATE AGENTS



GROSS INTERNAL AREA
FLOOR PLAN : 700 sq. ft , 65 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by Plushplans



espc

Waterloo Chambers, 19 Waterloo Street, Glasgow G2 6AH
Tel: 0141 248 7962 Fax: 0141 204 2232



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS