



THE LOCHAN

25 BROOMPARK DRIVE, NEWTON MEARNs

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5 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

An impressive art deco villa overlooking Broompark duck pond.

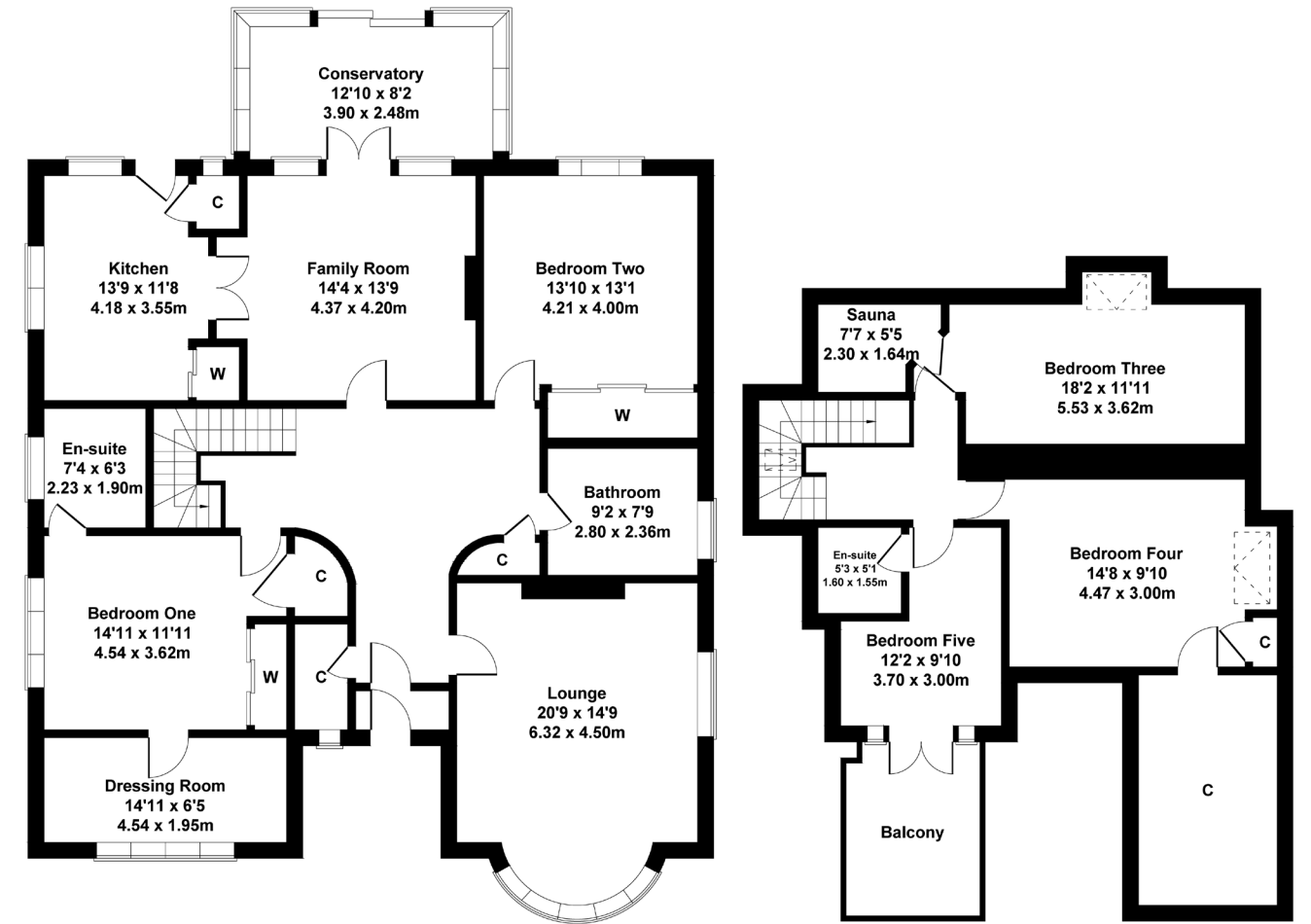
The Lochan is a much admired, art deco detached residence that is set within established, highly private secluded gardens and enjoys uninterrupted views over the adjacent Broompark duck pond.

The house which is distinguished by its first floor elevated balcony enjoying south westerly views has many notable improvements including refitted roof system with external gutters and soffits all replaced, classically proportioned internal room sizes with high ceilings and the property combines lovely art deco styling with exceptional family living.

Secluded and private to the front and rear the property is accessed via deep broad pillared entrance with marble tiling, vestibule, lovely traditional style hallway with feature curved walls, storage and hardwood flooring, cloakroom, beautiful bay windowed lounge with focal point fireplace, family room with French doors linking through to a great sized kitchen, the family room also leads through to a double glazed conservatory with doors to gardens and the ground floor is completed by principal bedroom with large dressing room and en-suite shower room, second large double bedroom with built in storage and main family bathroom. Staircase gives access to landing area where there is three bedrooms, one with en-suite shower room, and one with sauna and the front bedroom provides the aforementioned balcony with wonderful views. The specification of the house includes gas central heating, and double glazed windows and doors.

The gardens are established, secluded, and have large monoblock driveway to side offering parking for multiple vehicles. Single garage with up and over door. Patio area to the rear and well established high hedging and trees add to the privacy.





Ground Floor

First Floor



Newton Mearns is one of the most sought-after suburbs within the south side of Glasgow. The property is superbly situated for a wide range of amenities and indeed nationally recognised schooling. The property is a short distance away from excellent shopping at The Avenue at Mearns Cross and Greenlaw Village. There are an abundance of sports and recreational facilities found within the district which include excellent golf courses, parks, tennis clubs and there are a variety of country pursuits found nearby at Hazeldene. Local train stations include Whitecraigs Station and Patterton Station.

NM4271 | Sat Nav: 25 Broompark Drive, Newton Mearns, G77 5DFX

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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