



# BROADLIE PARK

55 BROADLIE ROAD, NEILSTON

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7 | BEDROOMS

4 | BATHROOMS

4 | PUBLIC ROOMS

**Broadlie Park is an impressive, detached residence in a country setting within just under one acre of mature garden grounds.**

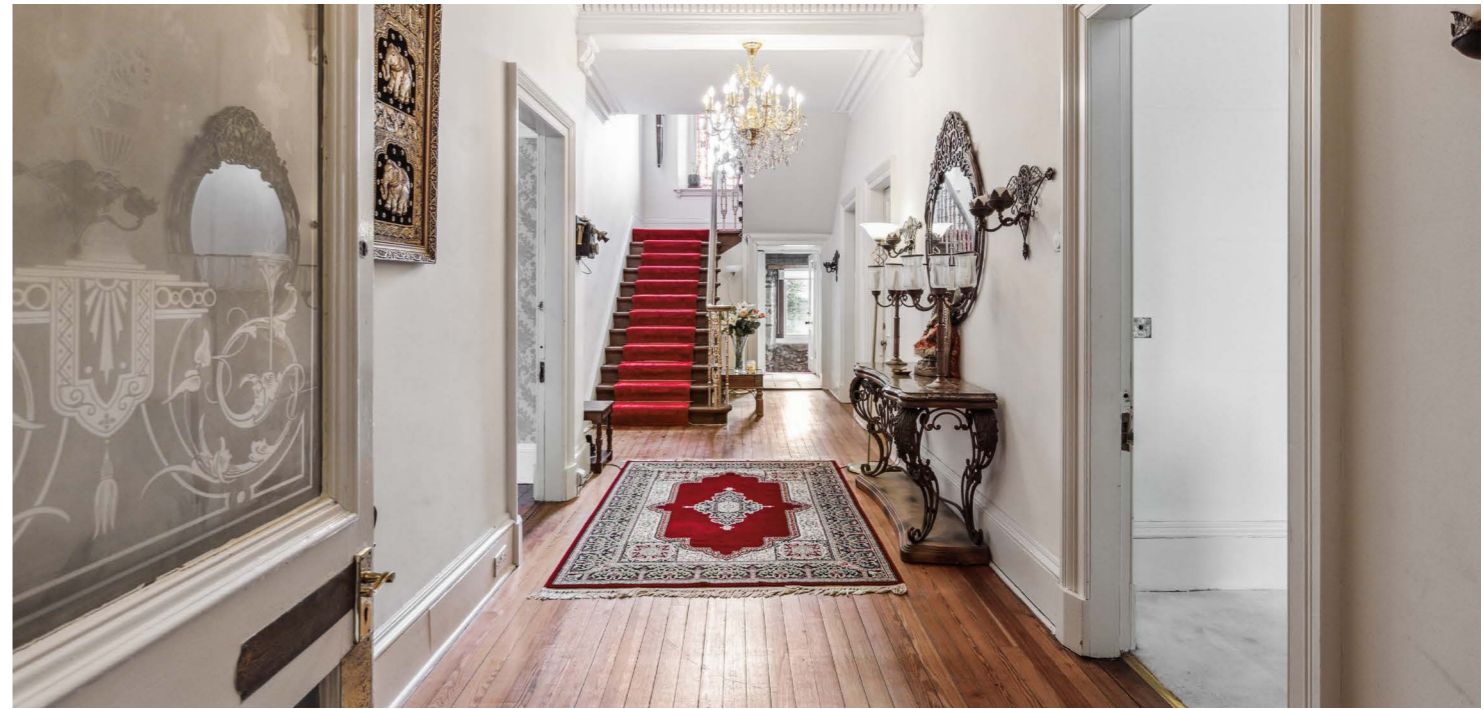
Broadlie Park is an iconic, landmark country home set within the village of Neilston and positioned at the end of a private no through road. The house which dates to the end of the 19th century delivers exceptional family accommodation over three levels.

The house is distinguished by its sandstone exterior, is set behind electric gates providing access to larger style grounds that extend to just under one acre or thereby. The house has been fastidiously maintained and improved by the present owners and notable improvements include re-slatted and upgraded roof system, top of the range Worcester Bosch boiler fitted in March 2023 with 12 year warranty, fully upgraded and refitted sash and casement double glazed windows, ensuring the original Victorian features are retained and as mentioned the house is set behind electric, security gates. Other notable features include Hive system operating the central heating and hot water supply, two open fires and three log burning stoves, electric gates with control via your phone or fob and there is also an alarm system with video door system.

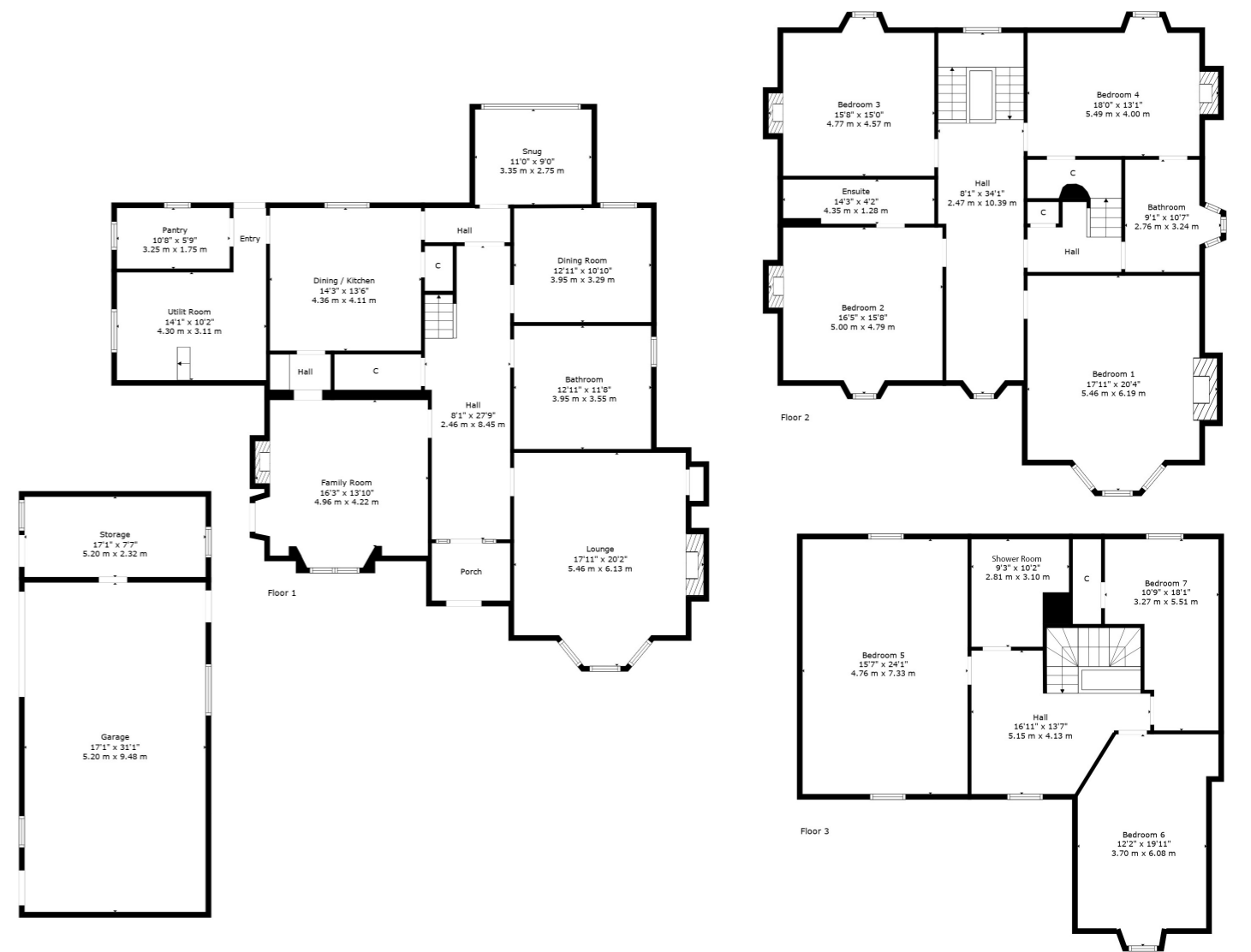
There are too many features to mention which have maintained the design and character of the house and the ground floor accommodation extends to large entrance vestibule, beautiful styled reception hallway with detailed cornicing and plasterwork, stunning lounge with focal point fireplace, large family room, formal dining room, large cloakroom, expansive family bathroom, fitted dining kitchen, large laundry/utility/wash room with additional pantry and the ground floor is completed by a sun room to the rear elevation overlooking the gardens. Impressive broad staircase with decorative window at mid landing with upper landing giving access to four bedrooms, two with their own en-suite shower rooms. Further second floor gives bright landing area with three double sized bedrooms and additional shower room.

The expansive garden grounds are a real feature of the property ensuring a large amount of circulation space is provided. Gated driveway offering parking for multiple vehicles leading to a large, detached garage/outbuilding which offers scope for further refurbishment and development. Detached stone outbuilding with pitched slated roof system. Great scope for further development to a further dwelling house or studio/working from home space.









The property is situated a short walk from Neilston train station and benefits from popular primary schools and is also within the catchment radius for nationally recognised East Renfrewshire schooling. The property appeals to a wide range of age demographics, from young adults and professionals to older couples, given the real sense of community in the village and its proximity to shopping and transport. There are a wide range of local walking routes and trails and Neilston is also within easy reach of Loch Lomond and the Trossachs which are approximately 45 minutes away.

**NM4308** | Sat Nav: 55 Broadlie Road, Neilston, G78 3ES

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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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