



12 BROOM COURT, 68 BROOMPARK DRIVE

NEWTON MEARNS

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3 | BEDROOMS

1 | BATHROOM

1/2 | PUBLIC ROOMS

An exceptional top floor apartment set in the heart of the Broom Estate.

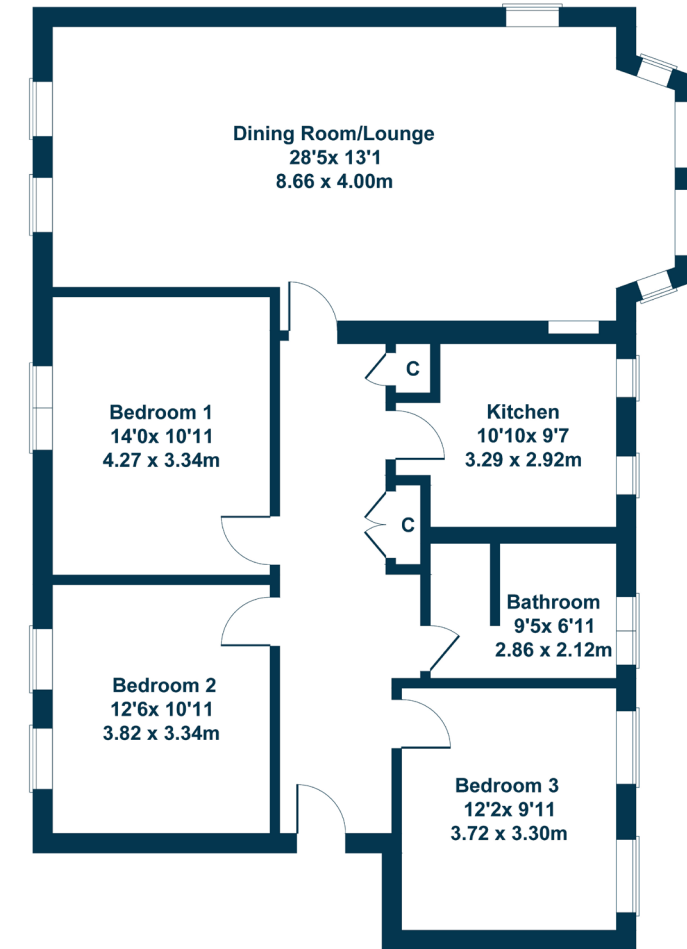
This top floor apartment at 12 Broom Court is set within this impressive building by Mactaggart & Mickel, that is situated within the heart of the Broom Estate and therefore within walking distance to many local amenities including schooling, restaurants, and transport links.

The building has been fastidiously maintained and improved and notable features include re-roofed in 2021 with upgraded gutters, soffits, etc, security entrance system and the external fabric of the building has been well looked after by the residents.

Security entrance system leads to residents' entrance with the flat on the top floor with replacement oak door giving access to lovely reception hallway with oak internal doors and generous storage provided, an impressive 28 foot lounge/dining room with dual aspects over the surrounding area, three double sized bedrooms, fully integrated contemporary styled kitchen and nicely upgraded modern shower room with spa bath and separate shower enclosure. The property has a specification including gas central heating and double glazed windows.

The garden grounds are well established with drying green, large, sculpted corner lawns and off street parking for residents with garage/lock up with remote control door. Fitted with power and light. External bin store.





Newton Mearns is one of the most sought after suburbs within the south side of Glasgow. The property is superbly placed 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.

NM4331 | Sat Nav: 12 Broom Court, 68 Broompark Drive, Newton Mearns, G77 5EJ

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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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