



**11 BROOMVALE DRIVE**  
NEWTON MEARNS

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**A beautifully refurbished detached villa set within the heart of Newton Mearns**

11 Broomvale Drive has been painstakingly refurbished, upgraded and redesigned to deliver exceptional contemporary styled accommodation set within established, secluded private gardens within the heart of Newton Mearns.

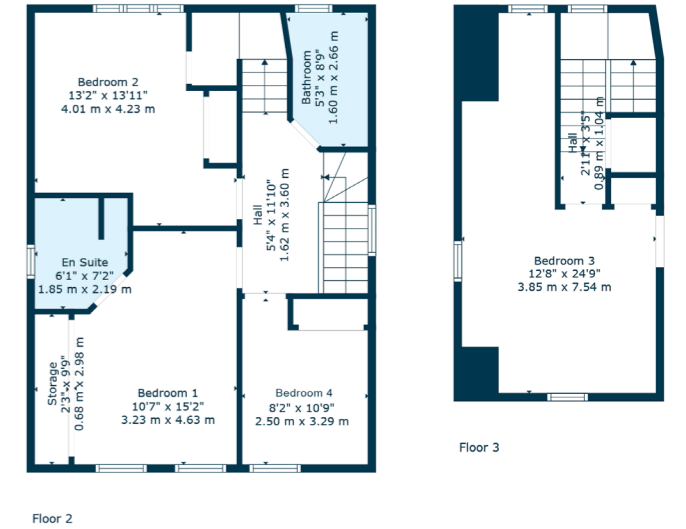
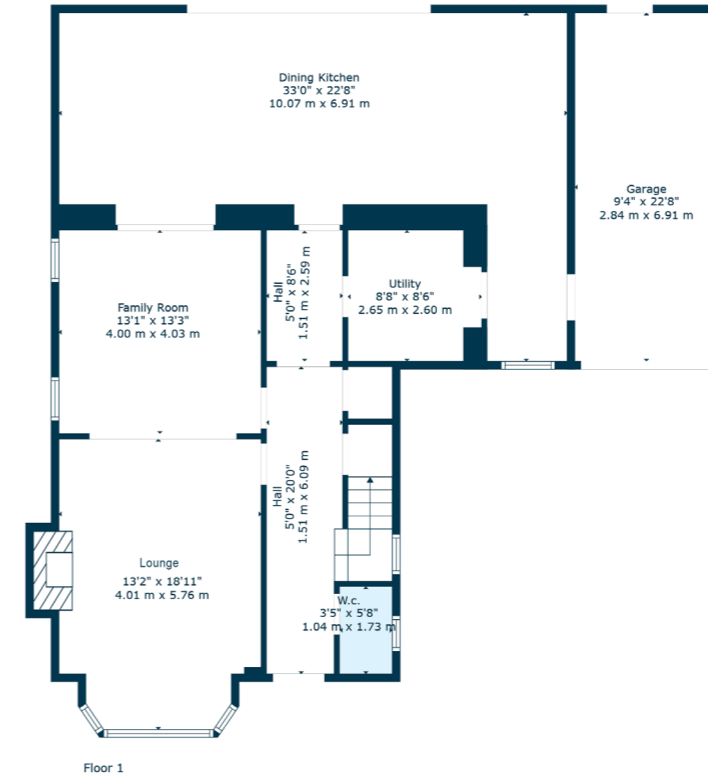
Set within broad fronted garden grounds with driveway and larger style integral garage, the property has many notable features including high performance gas central heating system, double glazed windows and doors, Porcelanosa tiling, maintained security alarm system and the house displays a contemporary interior with modern tones.

Beautiful reception hallway with feature Amtico flooring and upgraded panelled doors with matching ironmongery, generous storage, cloaks/WC, bay windowed lounge with focal point fireplace, feature sliding pocket doors leading through to family room, French doors leading through to the heart of the home which is an outstanding sized dining/kitchen/family area with central island unit and a full range of modern units, fitted Bluetooth speaker, fully integrated appliances including double oven, grill, induction hob, wine fridge, warming drawer and hot water tap. This room also benefits from under floor heating, excellent storage and has sliding patio doors to gardens. A nicely recessed study area gives access to a well stocked utility area with pulley, and the study provides ideal access into the integral garage.

Spacious and bright landing area gives access to three double bedrooms, principal bedroom with built-in storage and modern en-suite shower room and the main family bathroom is off the landing. There is a fixed staircase leading to a professional converted attic bedroom that has three Velux windows and extensive eaves storage.

The garden grounds are a real feature and are beautifully landscaped with Indian sandstone flagstones to the front, lawn area, gated pathway to the side giving access to fully enclosed lawned and patio garden to the rear.





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. Local train stations include Whitecraigs Station and Patterton Station.

**NM4539** | Sat Nav: 11 Broomvale Drive, Newton Mearns, G77 5NN

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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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