



Apt 0/2, 3 Herndon Court, Broom Road, Newton Mearns

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Situation

The Broom Estate displays many individual properties from the pre and post war era and has matured into one of the most sought after and prestigious areas to live within Newton Mearns.

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the beautiful Ayrshire coast.

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants, including The Avenue Shopping Centre and The Greenlaw Retail Park which includes Waitrose, Aldi and Tesco Metro. Broomburn Park and local shops at the Broom are both just a short walk away.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Williamwood, Whitecraigs and Cathcart Golf Clubs and Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.











THE MORE I FIND
THE MORE I LOVE
Make mine
a double

KENWOOD

02:31

SAMSUNG

DIGITAL INVERTER

9

eco bubble™

WASH	RINSE	SPIN	WASH	RINSE	SPIN
WASH	15'	1,000	WASH	15'	1,000
WASH	15'	1,000	WASH	15'	1,000
WASH	15'	1,000	WASH	15'	1,000
WASH	15'	1,000	WASH	15'	1,000







Description

A particularly spacious two bedroom/two public room ground floor apartment, set within extensive resident's garden grounds, positioned within this popular Dickie built Herndon Court development, located in the heart of Broom Estate.

Occupying a favoured position within this development and enjoying lovely tree lined aspects over the resident's gardens, this spacious apartment extends to approximately 1,122 Sqft (104 Sqm) and offers flexible living comprising:

Controlled security entry system. Well-kept and illuminated communal entrance foyer and stairwell. Entrance vestibule with good storage. Reception hallway. Well presented and generous sitting /dining room with feature fireplace and enjoying leafy aspects overlooking the resident's gardens. Kitchen with a full range of floor and wall mounted cabinets and complementary worktop surfaces. Family/dining room. bedroom. Spacious dual aspect principal double bedroom with fitted wardrobes. Bedroom two with fitted wardrobes, again of double proportions and enjoying aspects over the resident's gardens. An attractive bathroom with shower above bath, completes the overall accommodation.

The property is further complemented by gas central heating, double glazing and resident's parking. In addition, there is a useful storage cupboard in communal hallway. A particular feature of Herndon Court is the extensive, and well kept resident's landscaped gardens.



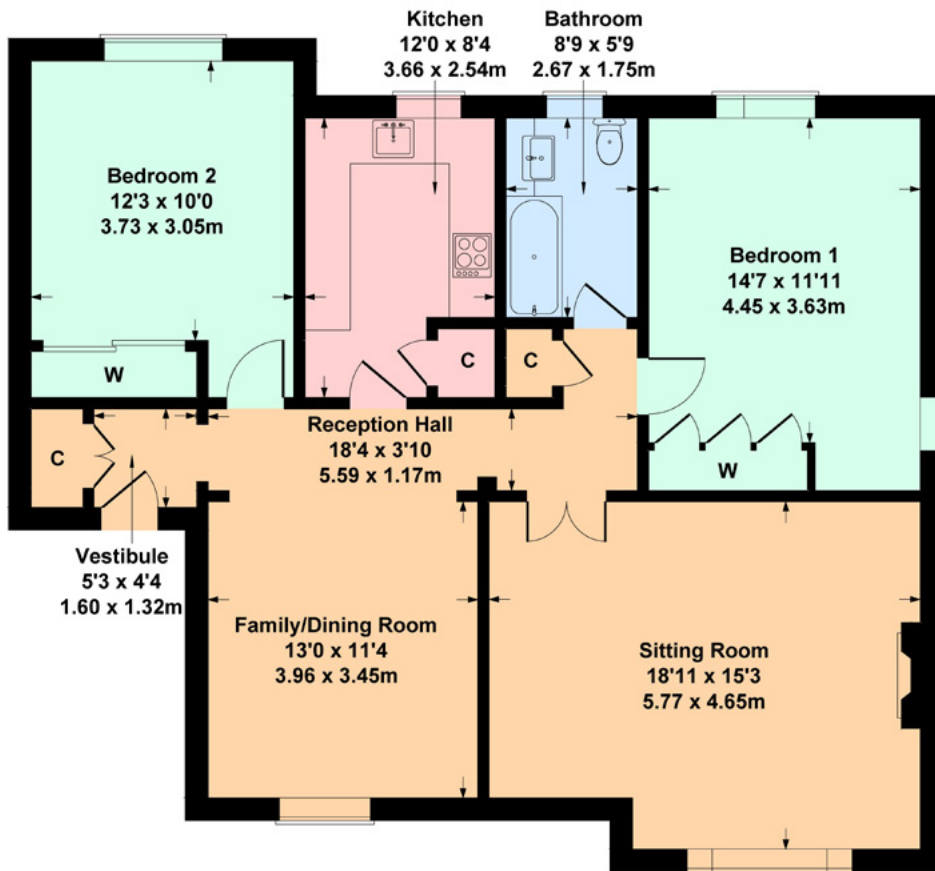
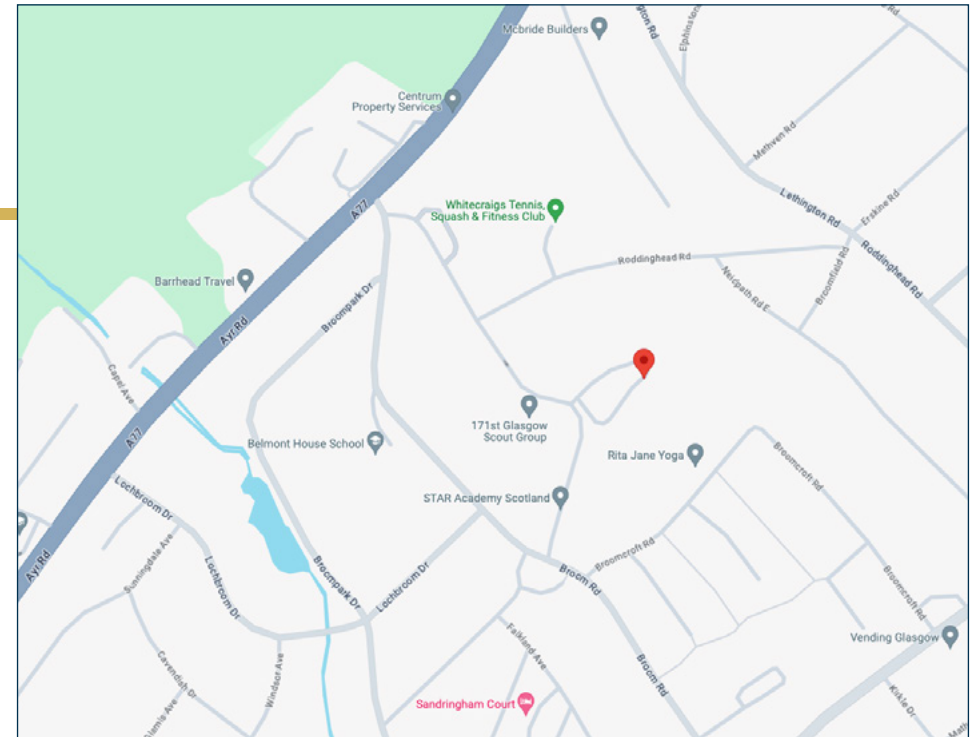


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Approximate gross internal area 1122 sq ft - 104 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. produced by Potterplans Ltd. 2024

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Band E.

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band D

Services

The property will be supplied by mains water, drainage and electricity. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock
G46 6UG
Tel: (0141) 577 3000

Property Reference 3059

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