



22 Broompark Drive, Newton Mearns

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Nicol Estate Agents





## Nicol Estate Agents

### Situation

A hugely popular suburb, Newton Mearns is a welcoming, family friendly town, with a fantastic, lively and inclusive community. If you choose to live in Newton Mearns, you will have access to some of Scotland's highest attaining primary and secondary schools, including Kirkhill Primary, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools. Newton Mearns is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.

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 includes Waitrose 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.























## Description

A charming and spacious four bedroom detached villa, locally admired and set within this popular residential pocket of Newton Mearns, and only a short distance to first class local schooling, shops and nearby transport links on the Ayr Road and Mearns Road.

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

This detached villa has been well maintained by the current owners and extends to approximately 2,050 Sqft (191 Sqm, excluding the garage), affording well appointed and flexible accommodation over two levels, well designed for family living.

The accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway with staircase to upper floor. Generous bay window drawing room overlooking the front of the property with a feature fireplace. Bay window dining room, with access via a butlers pantry to the kitchen. Sitting room with access to the rear garden. Well appointed breakfasting kitchen, equipped with a full complement of floor and wall mounted cabinets, complementary granite worktops and a range cooker. Separate utility area. A guest WC completes the ground floor accommodation.

First Floor: Upper landing with a large window to side, providing access to four well-proportioned bedrooms. The principal bedroom is particularly spacious with an ensuite bathroom with separate shower enclosure and a dressing room with fitted wardrobes. Bedroom two with fitted wardrobes and a vanity area. Bedroom three, of double proportion with a free standing wardrobe. Bedroom four. House bathroom with a three piece white suite.

A particular feature of this home is the generous garden grounds, providing privacy and shelter. The gardens boast expansive lawns and large terrace ideal for entertaining. There is a driveway offering parking for multiple vehicles which leads to a tandem garage.

The property is further complemented by gas central heating, partial double glazing and a floored attic, providing ample storage.























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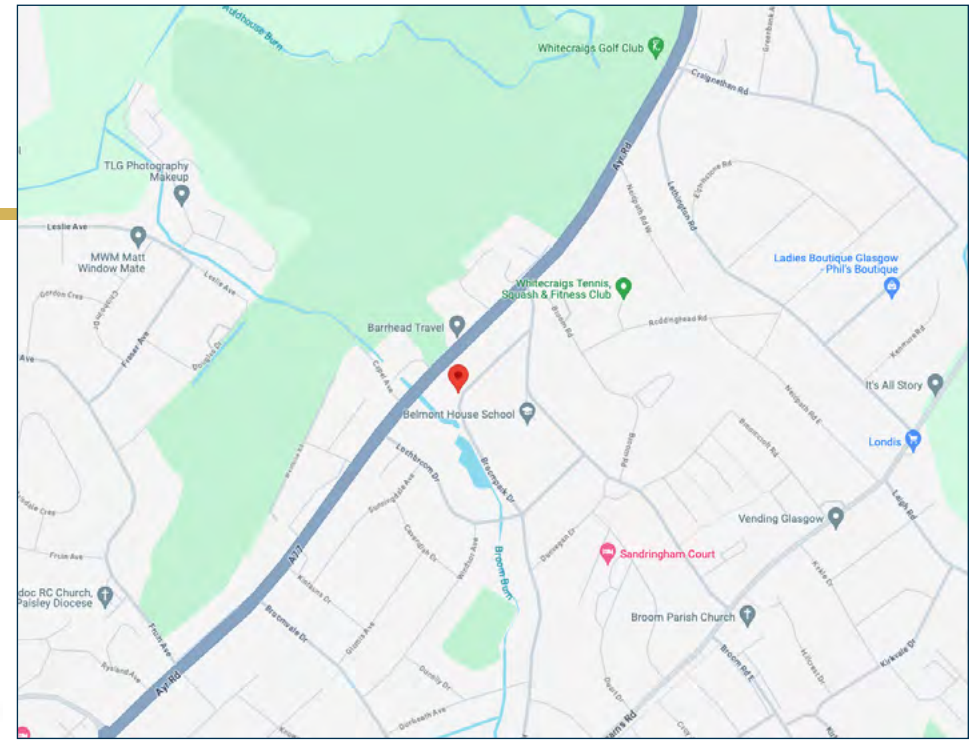


## 22 Broompark Drive, Newton Mearns G77 5DX

Approx floor area = 2050.2 sq ft - 190.5 sq m  
Garage (measured externally) = 337.9 sq ft - 31.4 sq m  
Total = 2388.1 sq ft - 221.9 sq m  
Includes limited use space of = 11.9 sq ft - 1.1 sq m



Plan produced for Nicol Estate Agents by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as a statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.



### 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 H

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band C

### Services

The property will be supplied by mains water, gas 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 3082

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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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