



23 Homeshaw House, 27 Broomhill Gardens, 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.

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.

Newton Mearns is acknowledged for the high standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Broomhill Gardens is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and is with walking distance to the local shops, restaurants and healthcare facilities on Mearns Road and Broom Park.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling 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 well maintained first floor retirement flat, set within this popular development, close to public transport, local shops and health surgeries.

The accommodation comprises:

Entrance foyer affording access to a residents' lounge. Lift and stairs access to all levels. The flat itself is located on the first floor. Entrance hallway with a large store cupboard. Bright sitting room. Kitchen, fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Double bedroom with wardrobe space. Shower room. There is a house manager service, emergency 24-hour call system, a resident's lounge, a laundry room, and guest suites for overnight accommodation.

The property is further complemented by double glazing, electric heating and secure entry system. Well kept landscaped communal garden grounds and private resident's parking facilities. The property is maintained by James Gibb.



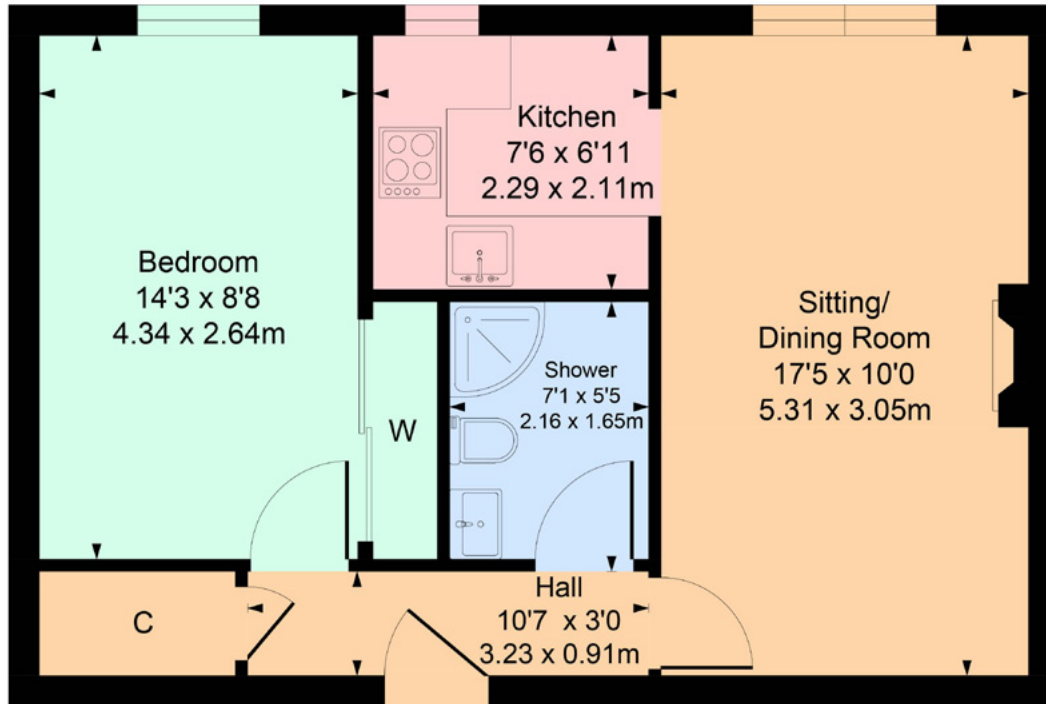


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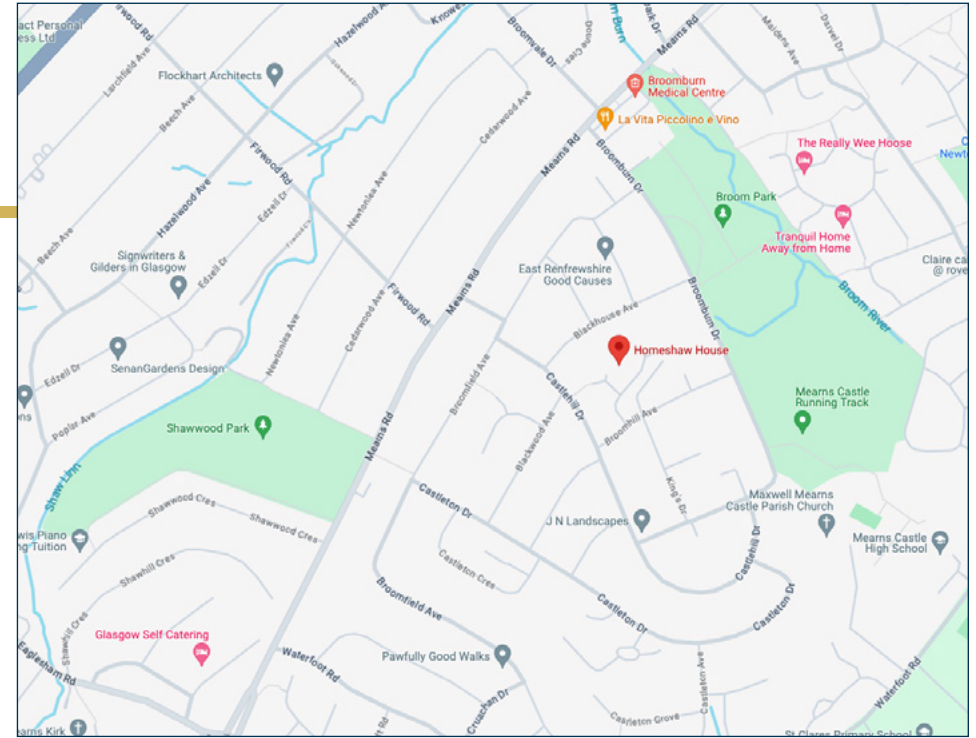
Approximate gross internal area = 469 sq ft - 43.5 sq m



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 D

### 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 and electricity. Electric heating.

### Local Authority

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

Property Reference 3125

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