



7 Broomcroft 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.

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.

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

Seldom available, a well presented detached family home, positioned within generous, landscaped private south facing garden grounds, located within the desirable Broom Estate residential enclave of Newton Mearns, close to local shops at the Broom, highly reputable primary and secondary schooling and nearby transport links on Mearns Road.

This property has been well maintained, affording all on the level flexible accommodation, set within generous southerly facing private gardens.

The accommodation extended to around 1,400 Sqft(126 Sqm) comprises:

Entrance vestibule. Reception hallway with good storage. Dining room with double doors to a spacious and bright sitting room with fireplace. Patio doors to garden. Well-appointed kitchen with a full complement of wall mounted and floor standing units and complementary worktops. Separate utility room with access to the side of the property. Bedroom one with ensuite bathroom and fitted wardrobes. Bedroom two with fitted wardrobes. bedroom three with fitted wardrobes. The house shower room with three piece suite completes the accommodation.

The property is further complemented by gas central heating and double glazing. Partially floored attic providing additional storage.

A driveway provides off street parking leading to a detached double garage. Well kept generally level landscaped garden grounds, with a south westerly orientation at rear.

The generous gardens would allow further development, subject to the relevant consents.













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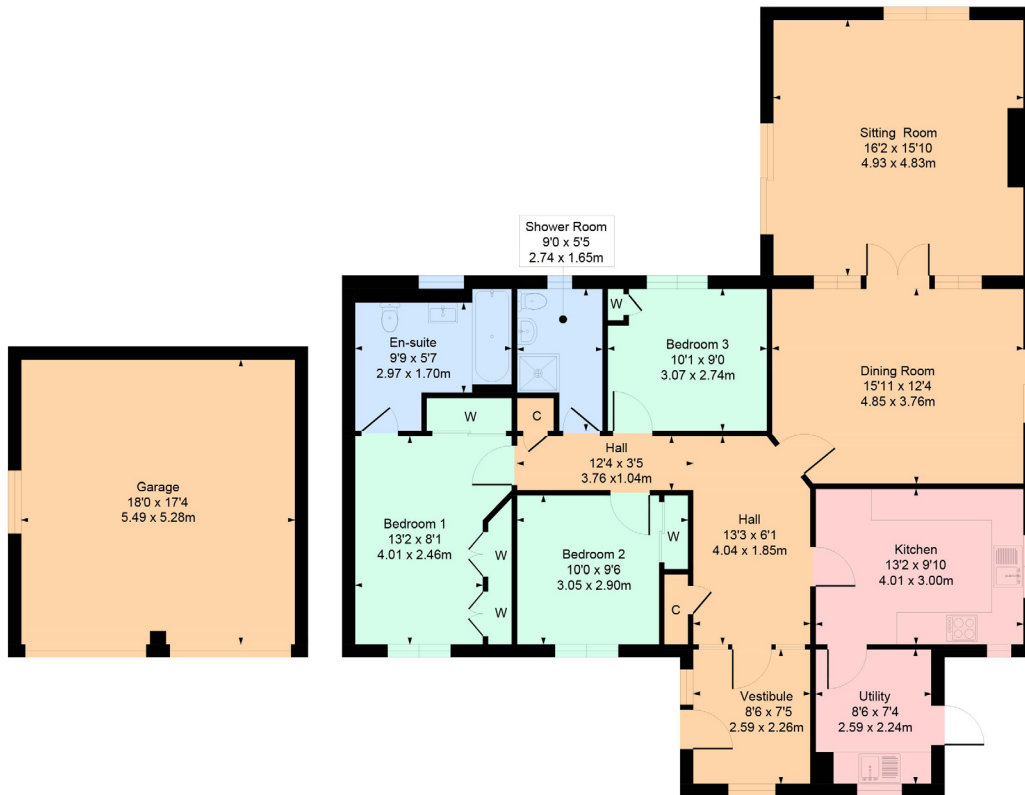


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Approximate gross internal area = 1355 sq ft - 125.88 sq m

Garage = 312 sq ft - 28.98 sq m

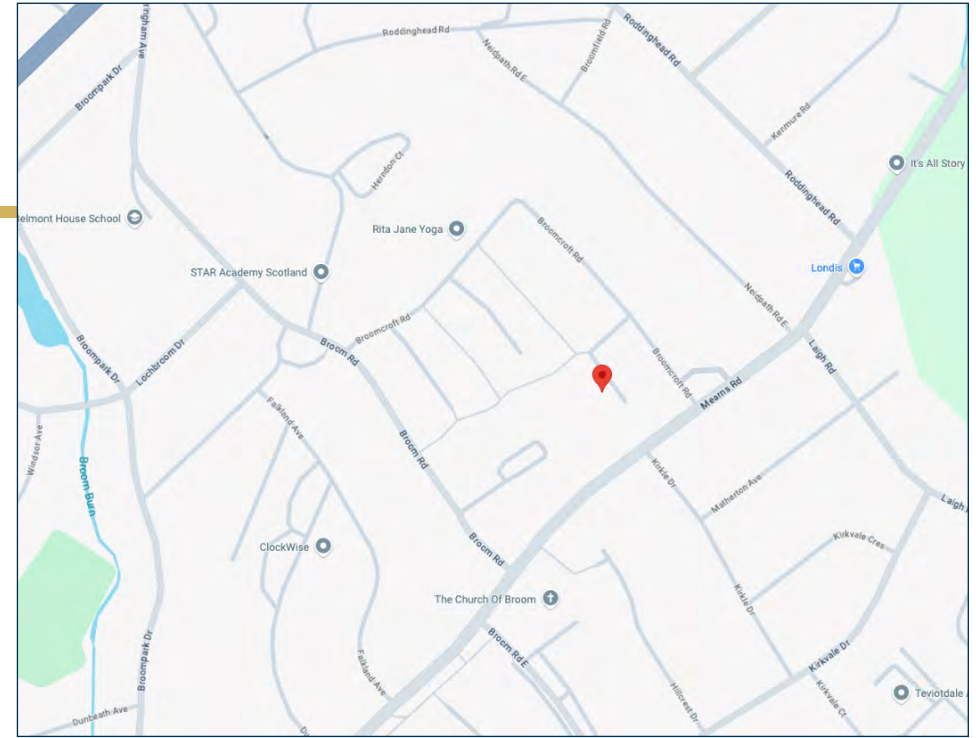
Total = 1667 sq ft - 154.86 sq m



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.

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 G

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, gas and electricity. Gas central heating.

Local Authority

East Renfrewshire Council

Eastwood Park

Rouken Glen Road

Giffnock G46 6UG

Tel: (0141) 577 3000

Property Reference xxx

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