



54 Broomvale Drive, Newton Mearns G77 5NP

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

A hugely popular suburb, 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 Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, East Renfrewshire, Cathcart Castle and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Mearns Road is conveniently located for access to The Avenue Shopping Centre, Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Mearns Castle and St. Ninian's High Schools.













Nicol Estate Agents

Property Description

Seldom available, a particularly spacious and extended traditional four bedroom/three public detached bungalow, located in this popular residential pocket of Newton Mearns, only a short walk to local shops at the Broom, nearby transport links on Mearns Road and in the catchment for some of East Renfrewshire most popular Schools.

The property has been well maintained by the present owners and provides flexible accommodation.

The complete accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway with staircase to upper floor. Spacious bay window sitting room overlooking the front of the property. TV room with French doors opening to the rear garden. Well appointed contemporary kitchen with a full complement of wall mounted and floor standing units and complementary worktops. Semi open plan to dining and family room with French doors open to garden. Separate utility room. A door connects to the integrated garage. Bedroom one with bay window, overlooking the front of the property. Bedroom two, again a double bedroom, located to the rear. An attractively refitted bathroom with separate shower completes the ground floor.

First Floor: Upper landing with window to front and storage. Bedroom three. Bedroom four. A modern shower room services bedroom three and four.

Well kept landscaped garden grounds. The grounds provide privacy and shelter with a lawns and terrace, ideal for entertaining, enclosed to rear and enjoy a south westerly orientation.

The property is further complemented by gas central heating and double glazing.

A driveway provides parking for several cars and leads to an integrated single garage with extensive mezzanine storage.

www.nicolestateagents.co.uk









54 Broomvale Drive, Newton Mearns

Approximate Gross Internal Area
Main House 1740 sq ft - 161.65 sq m
Garage 178 sq ft - 16.53 sq m
Total 1918 sq ft - 178.18 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.



Nicol Estate Agents

Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band G

Fixtures & 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

3462

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G78 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



www.nicolestateagents.co.uk