



Apt 1/1 Kingsland Gardens, 24 Broompark Drive, Newton Mearns, G77 5DX

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Situation

Kingsland Gardens is located in the heart of the Broom Estate residential pocket of Newton Mearns adjacent to Broom Burn duck pond.

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.

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and the Glasgow Southern 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.

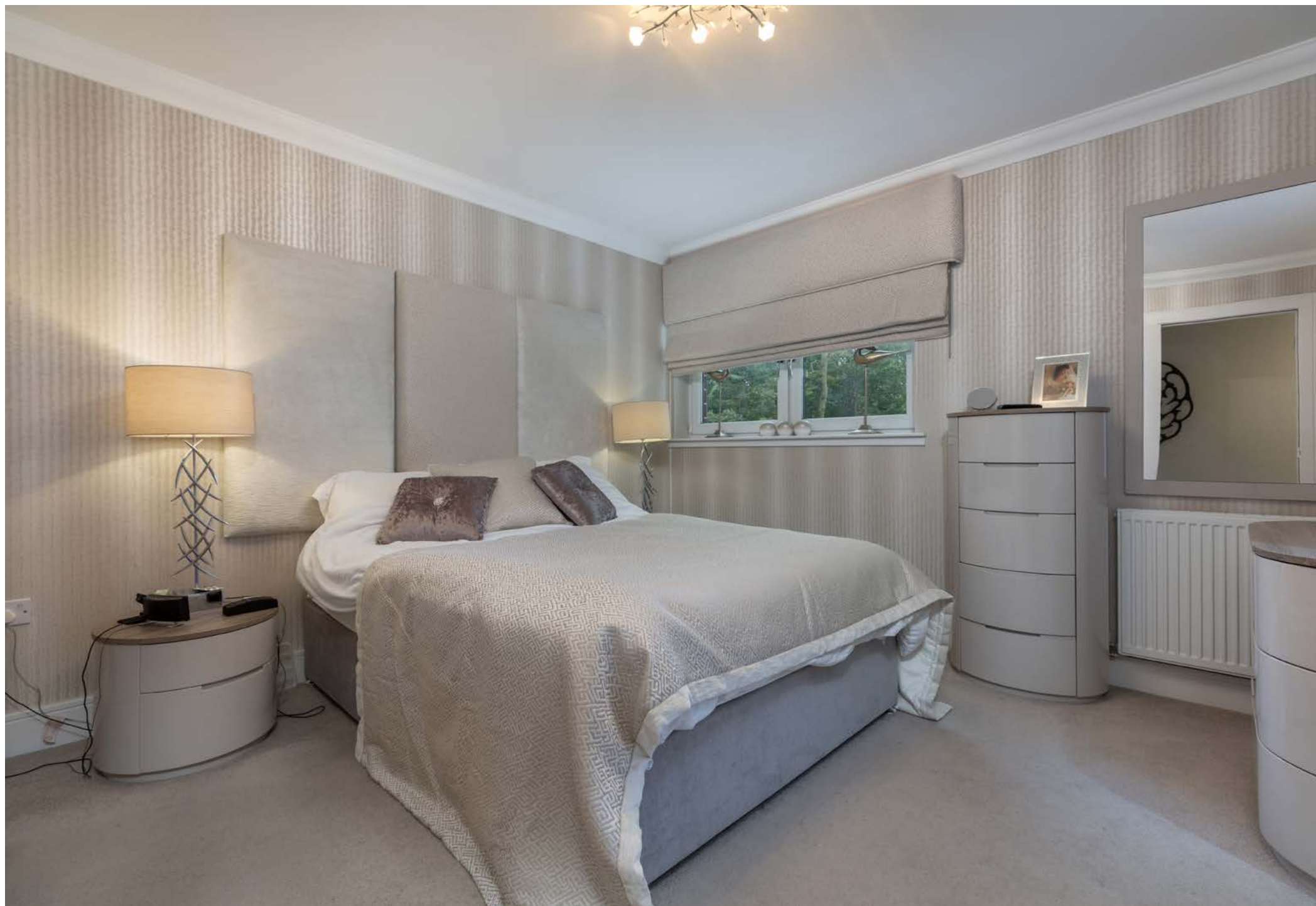
Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants, including The Avenue Shopping Centre and The Greenlaw Retail Park includes Waitrose, Aldi 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.















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Property Description

Seldom available, a spacious and well presented triple aspect three bedroom first floor apartment, with two underground parking spaces, situated within this exclusive and private residential development by award winning Westpoint Homes (2016), located within the heart of the desirable Broom Estate residential enclave of Newton Mearns.

Kingsland Gardens is set within well kept landscaped resident's gardens. The accommodation extends to approximately 1,336 Sqft (124 Sqm) and offers flexible accommodation comprising:

Secure controlled entry leads to a well-kept and illuminated welcoming communal carpeted entrance with elevator access to all levels.

A spacious 36' reception hallway with good internal storage. Well presented and generous corner position sitting room enjoying an abundance of natural light with a sit out south easterly facing balcony, overlooking Broompark Drive. Well-appointed corner position dining size kitchen with a full complement of wall mounted and floor standing units by Jackton Moor, integrated appliances and Silestone work surfaces. Juliet style balcony overlooking the surrounding tree lined grounds. Ample space for dining table and chairs. Large principal bedroom with fitted wardrobes and ensuite bathroom with separate walk in wet style shower enclosure. Bedroom two with fitted wardrobes and Juliet style balcony overlooking the surrounding tree lined garden grounds. Bedroom three with fitted wardrobes. An attractive shower room completes the overall accommodation.

The property is further complemented by gas central heating, benefiting from a recently replaced Worcester boiler, and double glazing.

There is underground garaging affording allocated parking for two cars with elevator access to all levels.

The new purchaser will benefit from the balance of the NHBC guarantee for peace of mind.

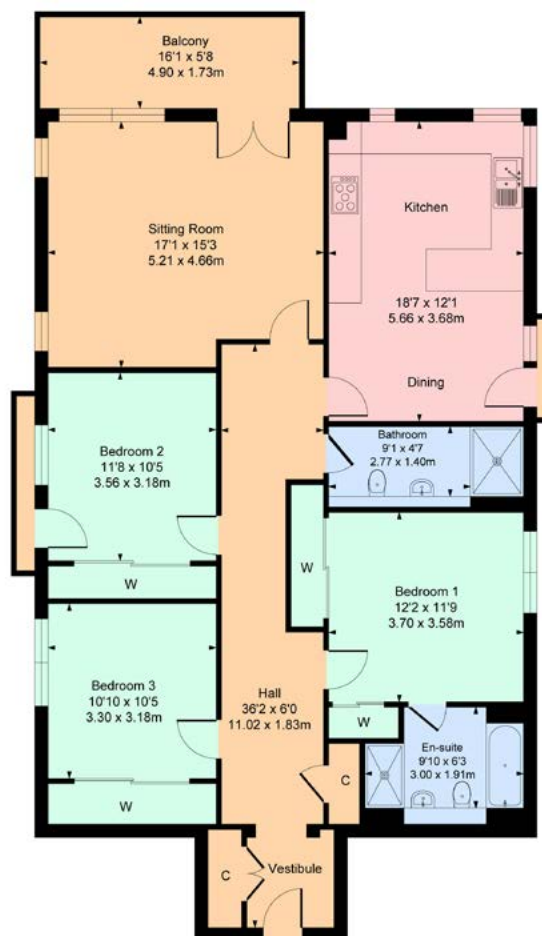
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Approximate Gross Internal Area
Main House 1336 sq ft - 124.11 sq m
Balcony 91 sq ft - 8.24 sq m
Total 1427 sq ft - 132.35 sq m



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.



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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 B

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

3478

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