



15 Duart Drive, Newton Mearns G77 5DS

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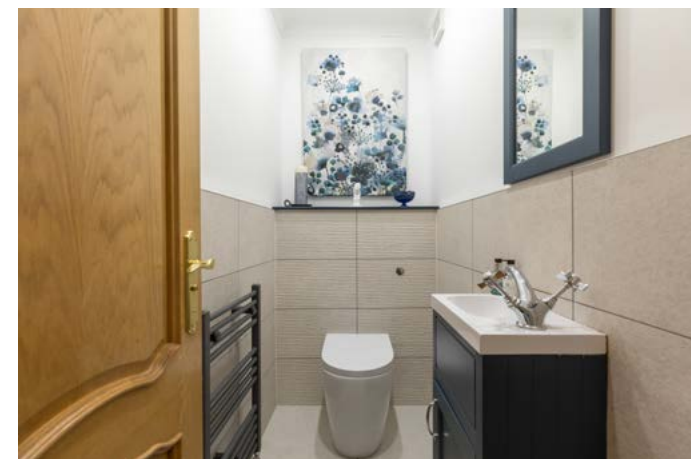
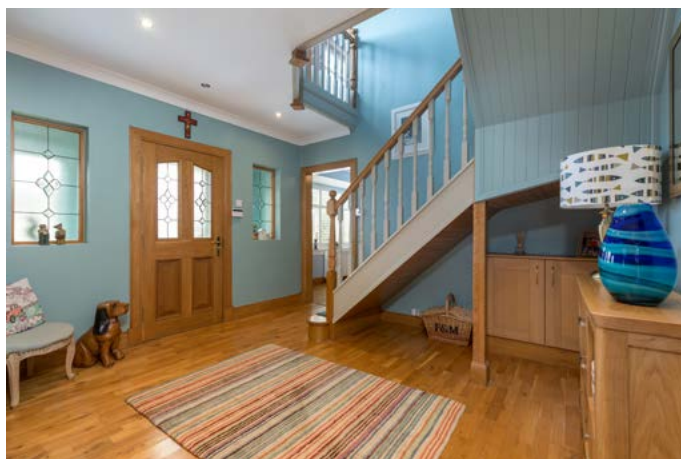
The Broom Estate is renowned for its impressive collection of individual homes, thoughtfully developed by Mactaggart & Mickel during both the pre- and post-war eras. Mature landscaping, generous plot sizes and a refined architectural character have shaped this into one of the most desirable and prestigious residential locations 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. Duart Drive is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

Widely recognised for its exceptional range of amenities, Newton Mearns provides everything required for modern living. Residents benefit from access to healthcare centres, banks and libraries, alongside a superb mix of supermarkets, boutique retailers and quality dining options. The Avenue Shopping Centre and Greenlaw Retail Park, including Waitrose and Tesco Metro, are located close by, while Broomburn Park and the local shops and restaurants at The Broom are just a short stroll away.

A wealth of recreational opportunities complements the premium lifestyle offered here. Nearby facilities include David Lloyd Rouken Glen, Parklands Country Club, and renowned golf courses at Williamwood, Whitecraigs and Cathcart, together with Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. For lovers of the outdoors, the award-winning Rouken Glen Park, voted the UK's Best Park in 2016, offers a coffee shop, woodland walking trails, adventure play zones, a boating pond, skate park and sports pitches, ensuring activities for all ages.







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An exceptional and rarely available opportunity to purchase this extended four-bedroom/four public room traditional detached family home, set amidst mature and beautifully landscaped gardens, located in the prestigious “original Broom” within the sought after Broom Estate. This exclusive location offers easy access to local shopping at The Broom, highly reputable primary and secondary East Renfrewshire and excellent transport links on nearby Mearns Road.

This spacious home has been thoughtfully upgraded and meticulously maintained by the current owners, offering well-appointed and adaptable accommodation arranged over two levels. Enhanced by a substantial two-storey rear extension, the property extends to approximately 2563 Sqft (238 Sqm), excluding the garage and outbuildings.

The accommodation comprises:

Ground Floor: The property is entered through an entrance vestibule leading into a large and welcoming reception hallway, featuring oak doors, wood finishes, and a beautiful staircase. A spacious sitting room forms the heart of the home, centred around a fireplace with a wood-burning firebox and enjoying views over the front of the property. French doors open into the garden room, which in turn provides access to the terrace and gardens, perfect for entertaining or relaxation. The dining room also features French doors connecting directly to the kitchen, creating a superb flow for family living and entertaining. The well-appointed “Shaker”-style dining kitchen is fitted with a good range of wall-mounted and floor-standing units, integrated appliances, Quooker tap and complementary granite work surfaces. A family room/

bedroom five with a bay window overlooking the front of the house offers flexible accommodation options. Completing the ground floor are a guest WC and a walk in store.

First Floor: A broad upper landing, with a window to the front, provides access to four double bedrooms. The principal bedroom is a particularly spacious and overlooks the front of the property, enjoying elevated views over the surrounding area. It benefits from a large, walk-in dressing room, which in turn leads to a refitted ensuite shower room. Bedrooms two and three both enjoy pleasant aspects over the rear garden; feature fitted wardrobes and share a modern Jack and Jill ensuite shower room. Bedroom four, positioned to the front, offers attractive views over the surrounding streets. A refitted family bathroom, complete with a separate shower enclosure, completes the first-floor accommodation.

The property is further complemented by gas central heating with a replacement boiler (January 2025) and Hive Thermostat, double glazing, oak wood finishes, bespoke shutters and an alarm system. Large loft area providing extensive storage.

A particular feature of this home is the generous, mature landscaped garden grounds, providing privacy and shelter. The rear garden is enclosed with an artificial lawn, well stocked with borders and terraces ideal for entertaining.

There is a monobloc driveway providing parking for multiple vehicles and leading to a tandem style garage with recently replaced roller remote controlled door. EV charger.

























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Viewing

By appointment through
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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 D

Services

The property will be supplied by mains water, gas
and electricity. Gas central heating.

Local Authority

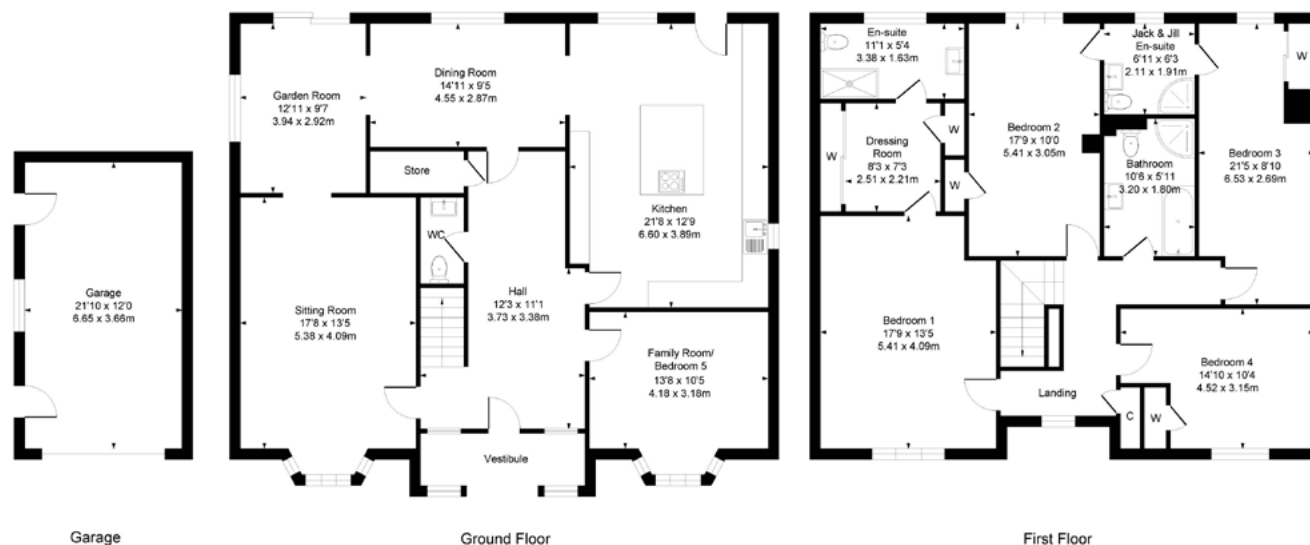
East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

3495

15 Duart Drive, Newton Mearns

Approximate Gross Internal Area
Main House 2563 sq ft - 238.11 sq m
Garage 262 sq ft - 24.34 sq m
Total 2825 sq ft - 262.45 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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