



**69 Broomfield Avenue, Newton Mearns G77 5JR**

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## Situation

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, St Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

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.

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 with 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, Cathcart, Williamwood and Whitecraigs 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.



















## Nicol Estate Agents Property Description

Seldom available, three bedroom detached bungalow, located within this sought after residential enclave of Newton Mearns, enjoying views over the surrounding neighbourhood and towards the Campsie Hills, close to local shops and highly regarded East Renfrewshire Schooling.

The property provides flexible accommodation over two levels and comprises:

**Ground Floor:** Entrance vestibule. Welcoming reception hallway. Bright and spacious sitting room with a feature fireplace, on an open plan layout to the dining room enjoying expansive views to the rear of the property. Well appointed kitchen with a full complement of wall mounted and floor standing units and complementary worktops surfaces. Door to balcony commanding views over the surrounding streets and towards the Campsie Hills. Principal bedroom with extensive fitted wardrobes. Bedroom two, again a double bedroom located to the rear. Refitted shower room. Staircase to lower ground floor.

**Lower Ground Floor:** Lower landing providing access to a further double bedroom/ garden room with patio doors, opening to the garden. Shower room. In addition, there is a cellar providing extensive storage

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

Large attic and cellar, offering great storage, and potential for further development, subject to the relevant consents.

Well-tended garden grounds, enclosed garden to the rear of the property, with a patio, ideal for entertaining. There is a driveway to the front of the property providing off street parking and leads a garage with remote controlled door.















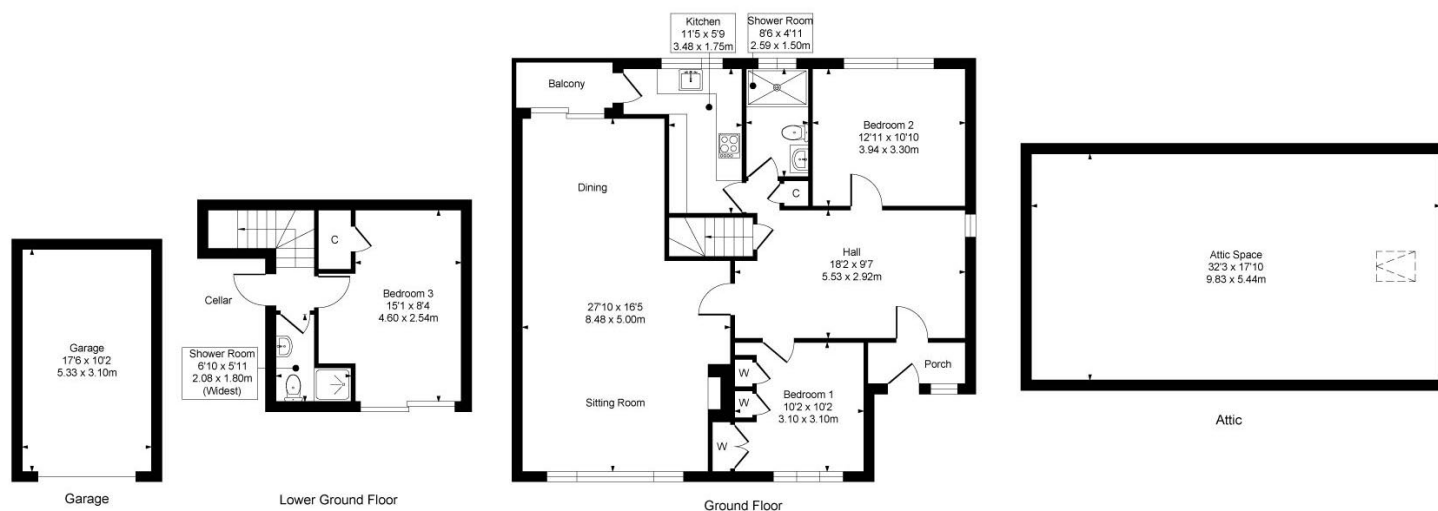






## 69 Broomfield Ave, Newton Mearns

Approximate Gross Internal Area  
Main House 1259 sq ft - 116.96 sq m  
Attic 575 sq ft - 53.41 sq m  
Garage 178 sq ft - 16.53 sq m  
Total 2012 sq ft - 186.90 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 F

### 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

3533