



**Apt 14 Broomcliff, 30 Castleton Drive, Newton Mearns, G77 5LG**

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## Situation

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

Newton Mearns is acknowledged for the high standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Castleton Drive is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and is with walking distance to the local shops, restaurants and healthcare facilities on Mearns Road and Broom Park.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and Whitecraigs tennis club. 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

A bright, well presented and spacious two/two public room bedroom second floor flat, set within this popular residential pocket of Newton Mearns, close to Mearns Castle High School and only a short walk to local shops at the Broom and nearby transport links on Mearns Road.

The property has been well maintained by the current owners and comprises:

Well kept communal entrance hall and stairwell. Lift access to all levels. Welcoming reception hallway with good storage. Bright and spacious triple aspect sitting / dining room with open outlook towards Castleton Drive and beyond. The sitting room is on an open plan arrangement to the dining room. The kitchen comprises of a range of wall mounted and floor standing units and complimentary worktop surfaces. Two good sized double bedrooms, both with fitted wardrobes. The refitted bathroom with a shower above bath, completes the accommodation.

The property is further complimented by an electric heating and benefits from replacement double glazing.

There is ample residents and visitor parking to the front and as well as a single lock up garage.



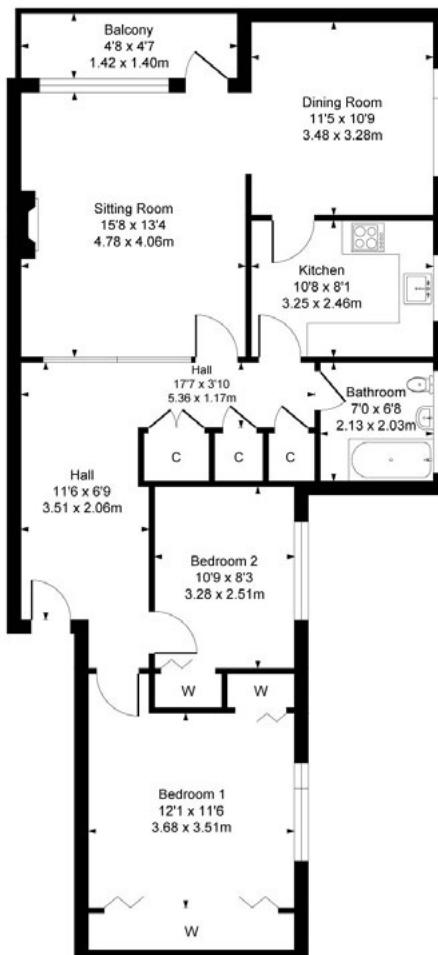






## 14 Broomcliff, Castleton Drive, Newton Mearns

Approximate Gross Internal Area  
Main House 975 sq ft - 90.58 sq m  
Balcony 49 sq ft - 4.55 sq m  
Total 1024 sq ft - 95.13 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 E

### Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band E

### Services

The property will be supplied by mains water, drainage and electricity. Electric central heating.

### Local Authority

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

### Property Reference

3534