



**Broomfields, 30 Broompark Drive, Newton Mearns G77 5DX**

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### Situation

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.

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. Broomfields is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

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 includes 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, Williamwood, Whitecraigs and Cathcart Golf Clubs, 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



A fine and locally admired four/five bedroom detached family home, positioned within generous and private garden grounds, located within the desirable Broom Estate residential enclave of Newton Mearns, close to local shops at the Broom, highly reputable primary and secondary schooling and nearby transport links

This spacious home has been well maintained by the current owners, affording well appointed flexible accommodation over two levels, extending to approximately 2,348 Sqft (219 Sqm), not including the garage and outbuildings.

The accommodation comprises:

**Ground Floor:** Entrance vestibule. Large welcoming reception hallway with guest toilet and staircase to upper level. Spacious sitting room, overlooking the stunning gardens. Dining room with door opening to the garden. Family room/bedroom five. Kitchen fitted with a range of wall mounted and floor standing units, complementary worktop surfaces. Pantry and access to the garage. Guest WC.

**First Floor:** Broad upper landing affording access four double bedrooms. Bedroom one is particularly spacious, overlooks the front and rear of the property and has extensive fitted wardrobes and an ensuite bathroom. Bedrooms two and three enjoy lovely aspects over the rear garden. Bedroom four is position to the side of the house. The study and house family bathroom completes the accommodation.

The property is further complemented by gas central heating, double glazing and an alarm system. Large loft area providing extensive storage and access by electronic ladder.

A particular feature of this home is the generous, mature landscaped garden grounds, providing privacy and shelter. The gardens boast expansive lawns, well stocked with borders, plants and terraces ideal for entertaining.

There is a driveway providing parking for multiple vehicles and leading to an integral double garage.



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### Viewing

By appointment through  
Nicol Estate Agents  
Newton Mearns

### Outgoings

East Renfrewshire Council  
Band H

### 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

## Broomfields, 30 Broompark Drive, Newton Mearns

Approximate Gross Internal Area  
Main House 2475 sq ft - 229.93 sq m  
Garage 311 sq ft - 28.89 sq m  
Total 2786 sq ft - 258.82 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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