



7 Broomburn Court, 10 Broomburn Drive, Newton Mearns

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Situation

Newton Mearns and the neighbouring suburbs of Whitecraigs and Giffnock are acknowledged for their 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. Netherton Court is conveniently located for access to The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. Whitecraigs Train Station is within a short distance away.

This popular and leafy suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs 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.

In addition, this property sits within the catchments area for the highly reputable Primary and Secondary schools.









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Property Description

Seldom available, a particularly spacious three bedroom/two public room ground floor apartment overlooking Broomburn Park, 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 flexible accommodation comprises:

Controlled door security system leads to a well kept communal entrance hall and stairwell. Generous hall with good storage. Bright and spacious bay window sitting room, enjoying aspects to side and front, overlooking Broomburn Park. French doors connect to separate dining room. Well appointed kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Principal bedroom with fitted wardrobes and ensuite shower. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes. An attractively refitted wet shower room completes the accommodation.

The property is further complemented by gas central heating, double glazing and a single garage

Well kept communal gardens with bin stores.

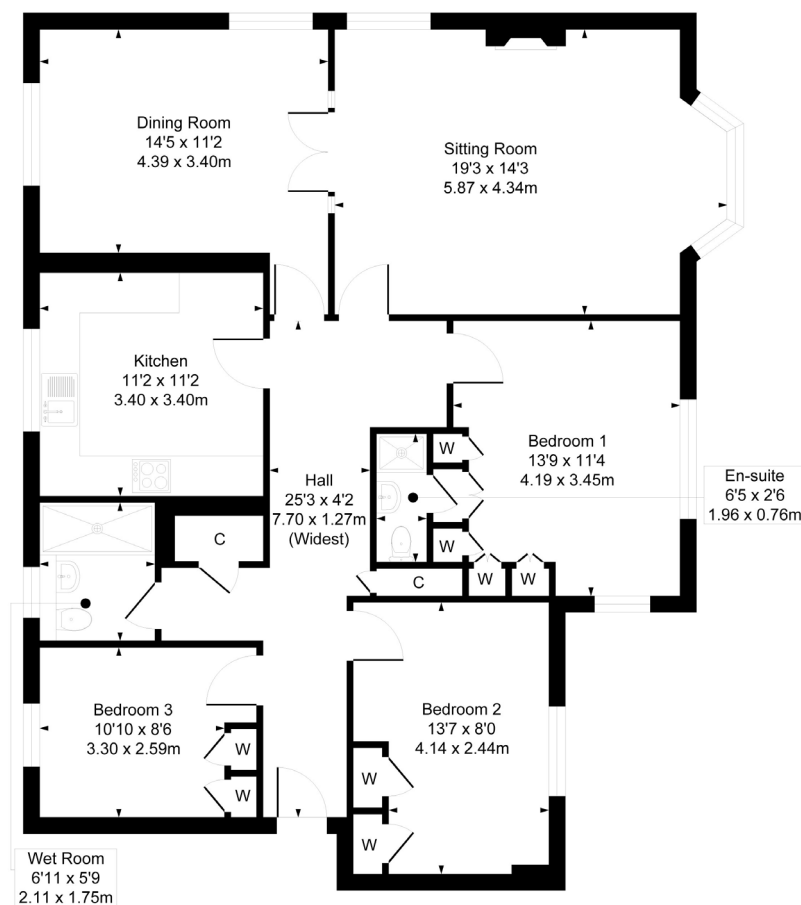
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Flat 7, 10 Broomburn Drive, Newton Mearns

Approximate Gross Internal Area
1231 sq ft - 114.36 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 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

3646

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