



68 Broomfield Avenue, Newton Mearns

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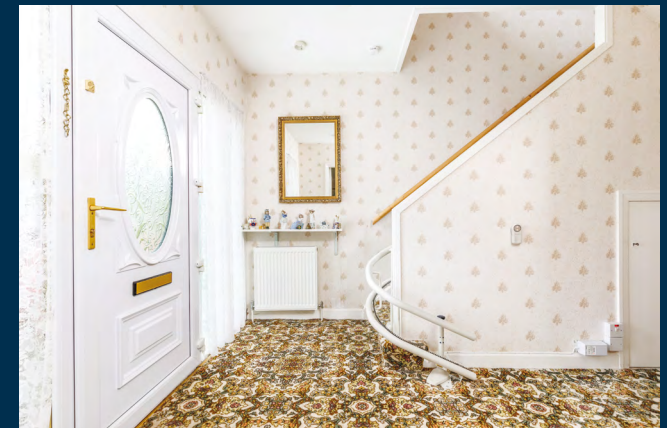
Situation

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern 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 Clare's and Calderwood Lodge Primary Schools, Mearns Castle and St. Ninian's High Schools.

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 Coop's at the Broom and at Mearnskirk, Broomburn Park and local shops at the Broom, The Avenue Shopping Centre with Asda and Marks and Spencer and The Greenlaw Retail Park includes Waitrose, Aldi and Tesco Metro.

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.









Description

A three bedroom detached villa conveniently located for local amenities and schooling within the surrounding district.

The accommodation would now benefit from modernisation and is formed over two levels and comprises:

Ground Floor: Welcoming reception hall with staircase to upper level. Generous sitting room. Family /dining room. Kitchen fitted with a full complement of wall mounted and floor standing units.

First Floor: Upper floors affording access to all three double bedrooms. House shower room.

The property is further benefits from gas central heating and has well kept landscaped gardens with an enclosed rear garden, enjoying a south westerly orientation A driveway to the front of the property provides off street parking and leads to a single integral garage. The garden would allow further development, subject to the relevant consents.









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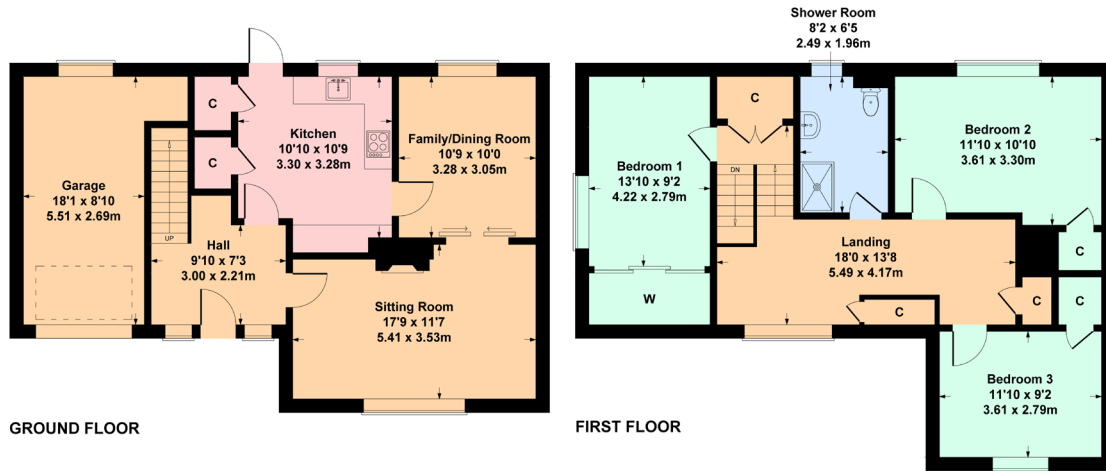


68 Broomfield Avenue, Newton Mearns G77 5JP

Approximate gross internal area 1,508 sq ft - 140 sq m

Main House 1,338 sq ft - 124 sq m

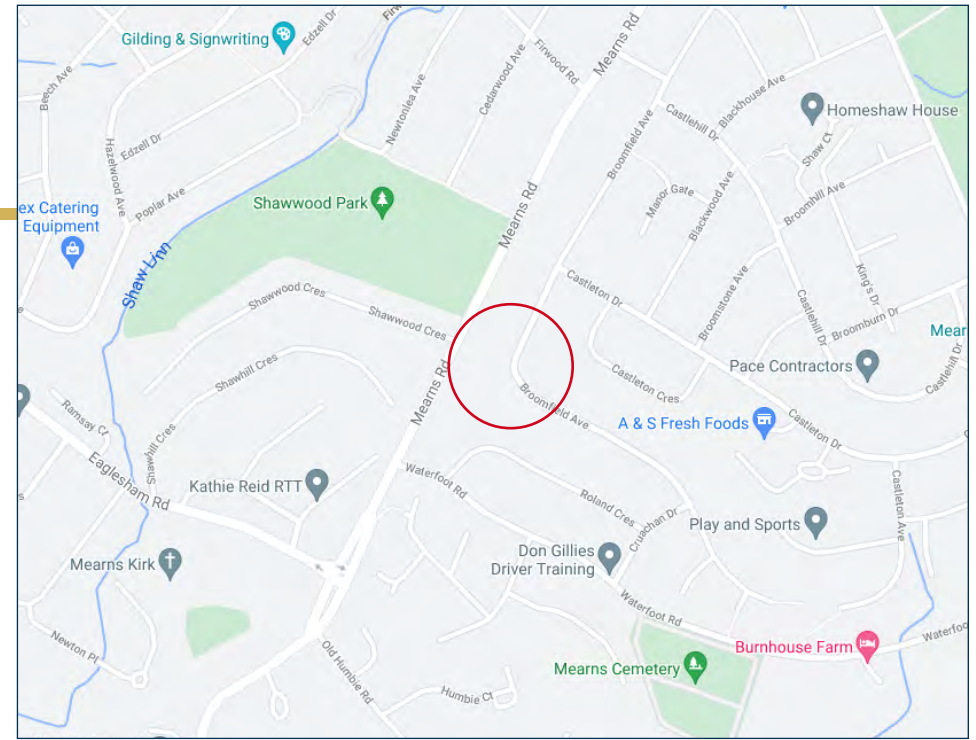
Garage 170 sq ft - 16 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Viewing

By appointment through

Nicol Estate Agents

46 Ayr Road

Newton Mearns, Glasgow G46 6SA

Telephone 0141 616 3960

mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council

Band G

Fixtures and 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 1924

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

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