



25 Broom Road, Newton Mearns

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

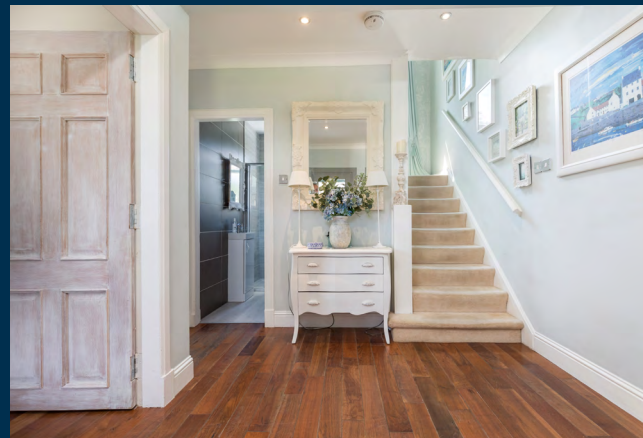
The Broom Estate displays many individual properties from the pre and post war era, developed by Mactaggart and Mickel Homes and has matured into one of the most sought after and prestigious areas to live within Newton Mearns.

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. Newton Mearns 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, Aldi 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 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.









## Description

Seldom available, an attractive and well presented four bedroom detached villa, set within private generous 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 on Mearns Road and Ayr Road.

This family home affords well appointed flexible accommodation, over two levels and comprises:

**Ground Floor:** Entrance vestibule. Welcoming reception hallway and staircase to upper floor. Generous sitting room with feature fireplace overlooking the front and rear of the property, with access to the rear gardens. Dining/ family room. Well appointed kitchen, equipped with a full complement of floor and wall mounted cabinets and complementary worktops. Shower room with useful utility area.

**First Floor:** Upper landing providing access to four bedrooms. Generous principal bedroom with double aspects to the front and rear of the property. Bedroom two. Bedroom three with fitted wardrobes. Bedroom four. A house bathroom, with a separate shower enclosure completes the accommodation.

A particular feature of this home is the generous landscaped garden grounds, providing privacy and shelter. Southerly facing rear garden commanding ample sunshine all day. Summer house with electricity located to the rear of the garden. There is a driveway to the front offering parking for several vehicles and leads to the detached garage.

The property is further complemented by gas central heating, double glazing and a fully monitored alarm system. The downstairs of this property also benefits from solid Walnut flooring throughout apart from the shower/utility area.









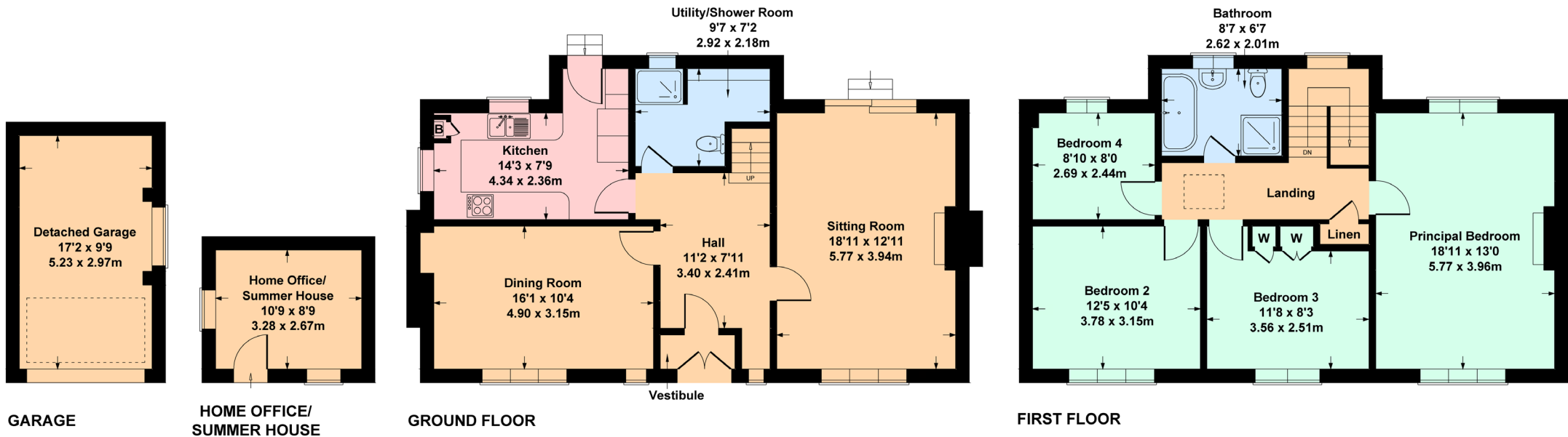






### 25 Broom Road, Newton Mearns G77 5DP

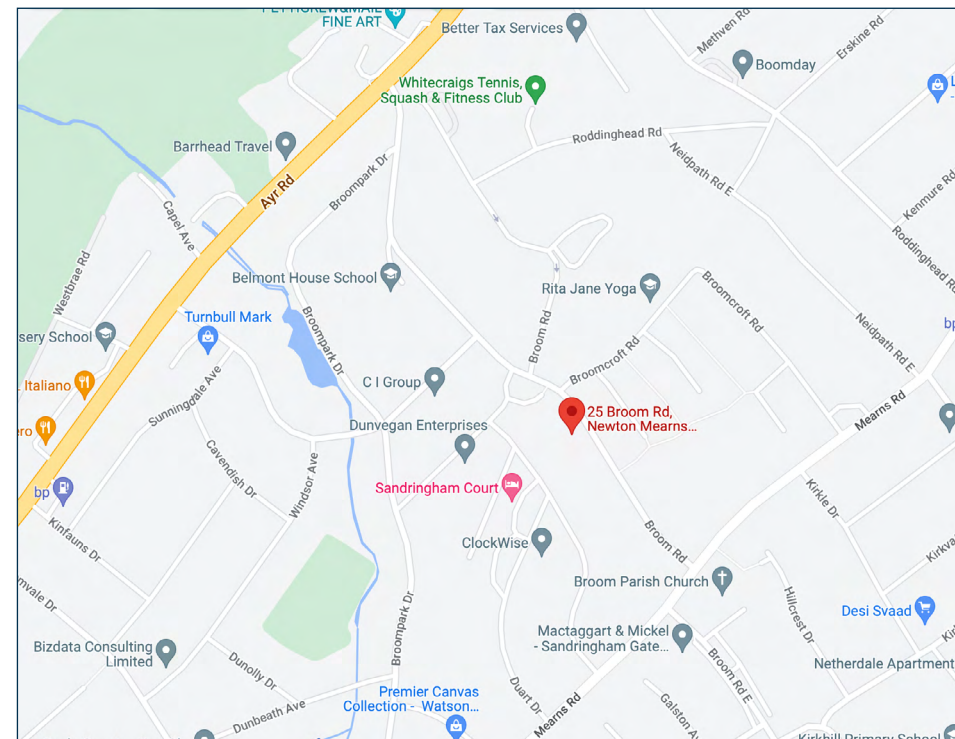
Approximate gross internal area  
Main House = 1549 sq ft - 144 sq m  
Garage = 167 sq ft - 16 sq m  
Home Office/Summer House = 94 sq ft - 9 sq m  
Total = 1810 sq ft - 169 sq m



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. produced by Potterplans Ltd.

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.



### 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 3009

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