



10 Broom Road East, Newton Mearns

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Nicol Estate Agents





## Nicol Estate Agents

### Situation

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.

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 Coop on Broom Road East, 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 distance away.

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. 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, a well presented extended linked detached bungalow, positioned in short cul de sac setting, set within a sunny south westerly facing rear garden, well placed for local schools, transport links and amenities.

The accommodation is all on the one level and comprises:

Welcoming reception hallway with storage. Generous sitting room with a feature fireplace, overlooking the front of the property. Dining room/bedroom, in turn leading to the spacious conservatory. Kitchen with a range of wall mounted and floor standing units. Bedroom one with fitted wardrobes. Bedroom two. The house shower room completes the accommodation.

Well kept gardens, enclosed to the rear with patio. South westerly orientation to rear. The property is further complemented by gas central heating and double glazing. A driveway provides off street parking and leads to the garage.













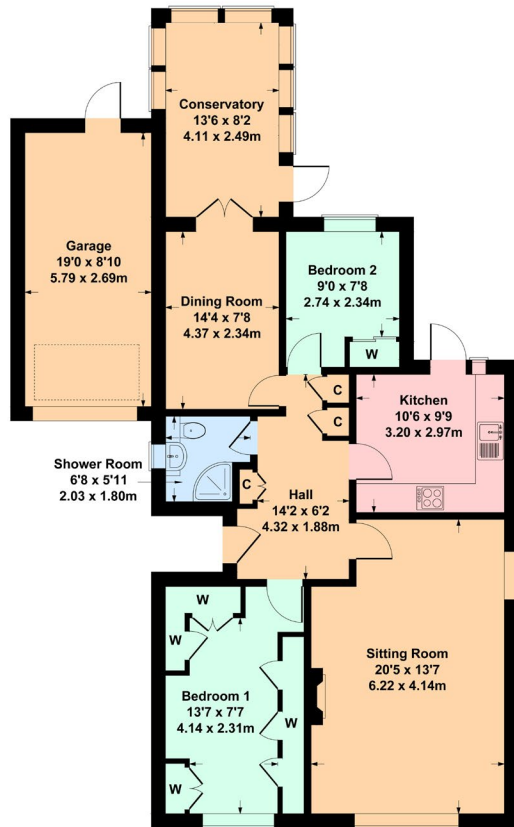


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## 10 Broom Road East, Newton Mearns G77 5SD

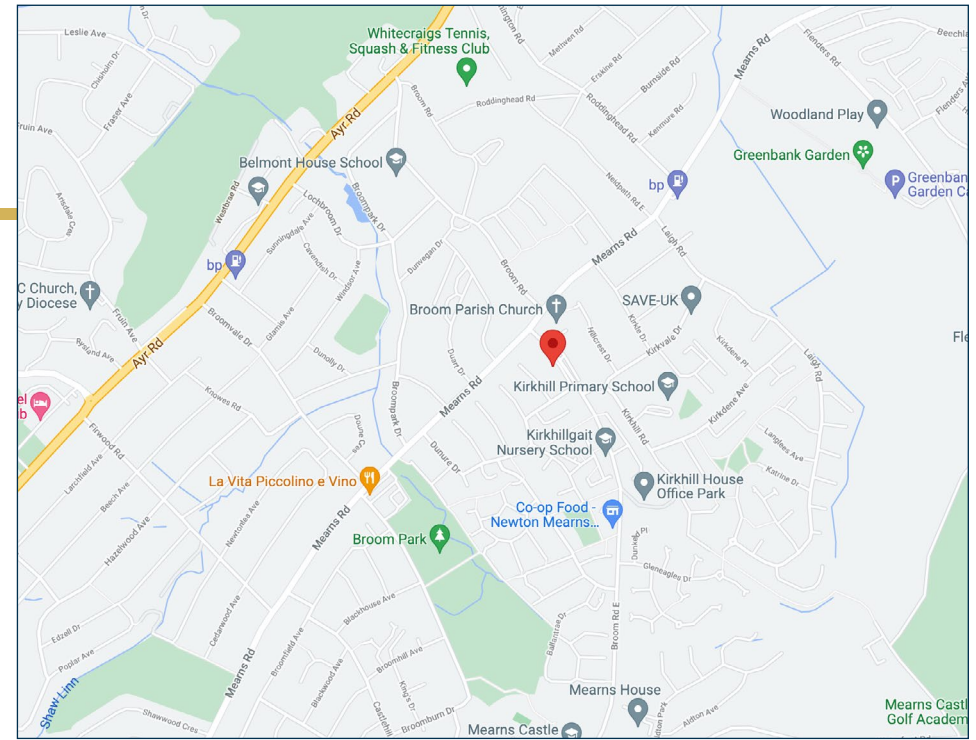
Approximate Gross Internal Area  
Main House = 969 sq ft - 90 sq m  
Garage = 168 sq ft - 16 sq m  
Total = 1137 sq ft - 106 sq m



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 F

### 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 1973

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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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.