



8 Lochbroom Drive, Newton Mearns

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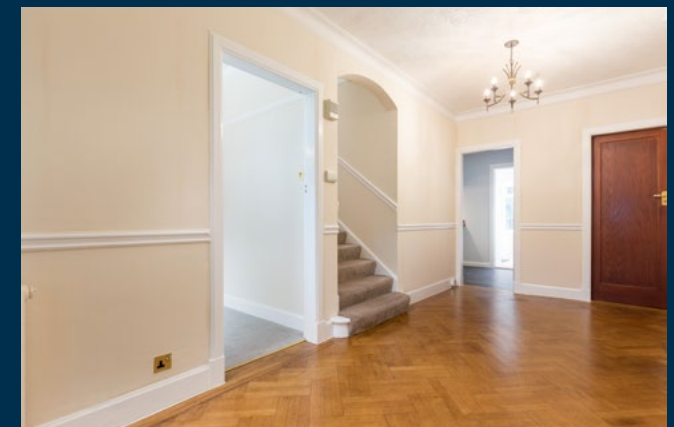
## Situation

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 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 a number of 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 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

A beautifully presented and spacious four bedroom detached villa, set within this popular residential pocket of Newton Mearns, and only a short distance to first class local schooling, shops and nearby transport links on the Ayr Road and Mearns Road.

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.

This detached villa has been carefully maintained by the current owners and extends to approximately 2,415 (224 Sqm), affording well appointed and flexible accommodation over two levels, well designed for family living.

The accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway with staircase to upper floor. Generous bay window drawing room overlooking the front of the property with a feature fireplace. Bay window sitting room. Dining room with French doors to the conservatory. Large conservatory with access to the rear garden. Well appointed breakfasting kitchen, equipped with a full complement of floor and wall mounted cabinets, complementary worktops and breakfasting bar. Utility room. A guest WC completes the ground floor accommodation.

First Floor: Bright upper landing with window to side, providing access to four well-proportioned bedrooms. The principal bedroom is particularly spacious with an ensuite shower room. Three further double bedrooms. House bathroom.

A particular feature of this home is the generous garden grounds, providing privacy and shelter. The gardens boast expansive lawns and large terrace ideal for entertaining. There is a monobloc offering parking for multiple vehicles which leads to a tandem garage.

The property is further complemented by gas central heating, double glazing and is protected by a security alarm system.



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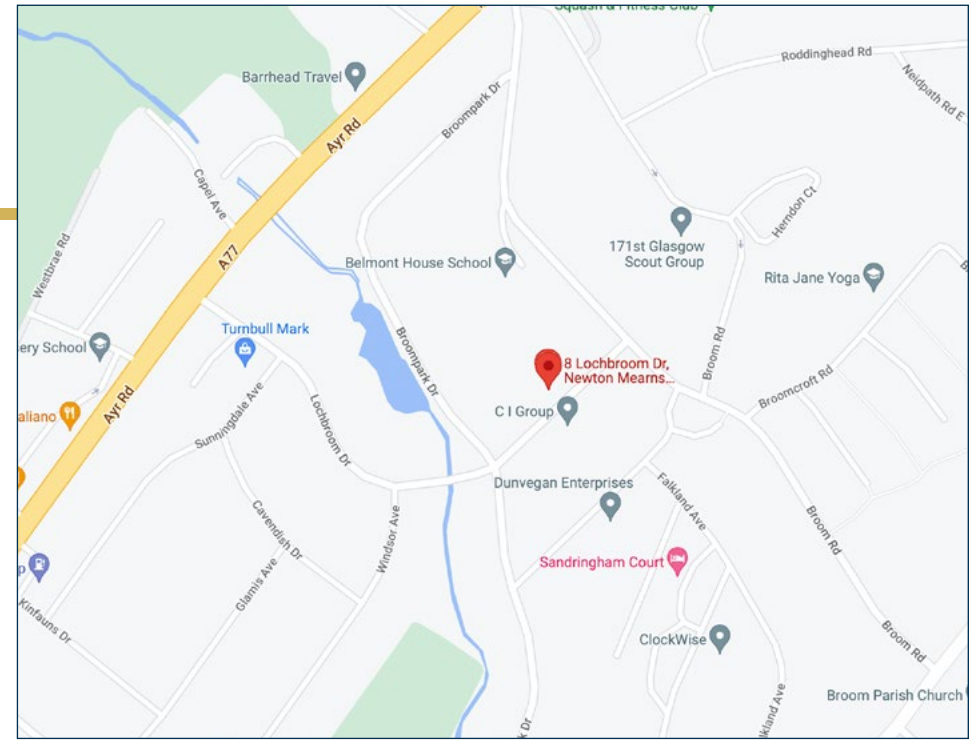
Approximate gross internal area 2415 sq ft - 224 sq m



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. 2022

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 C

### 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 2738

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