



37 Broomfield Avenue, 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 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, 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 four bedroom detached villa, 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 accommodation is arranged over two floors, providing flexible accommodation comprising:

**Ground Floor:** Entrance vestibule with a guest WC. Welcoming reception hall with staircase to upper level. Generous and bright sitting room. Dining room with access onto the rear garden. Games room leading to the Family room, with views onto the front of the property. Well appointed kitchen, fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. A separate utility area completes the lower accommodation.

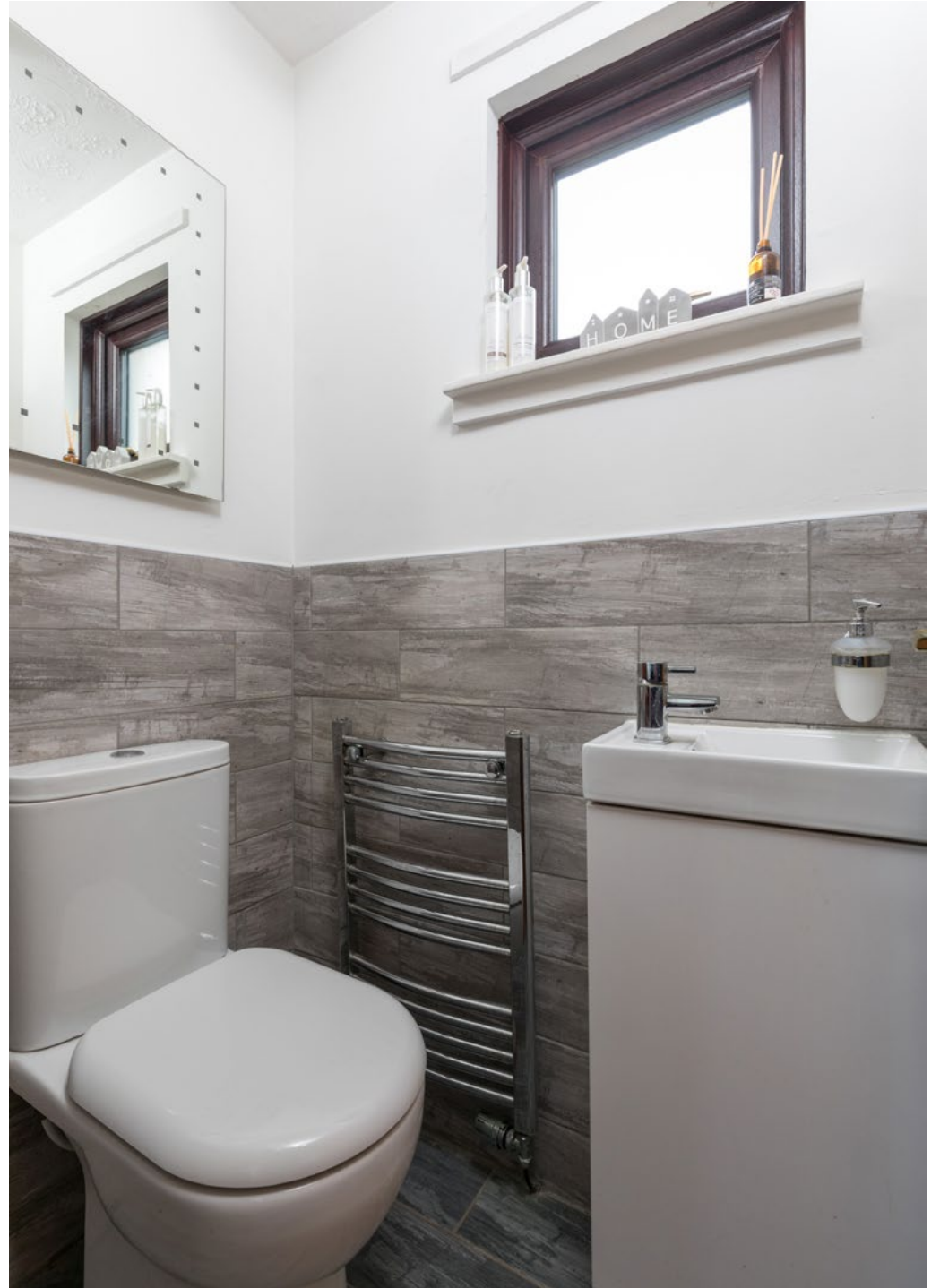
**First Floor:** Bright upper landing affording access to four double bedrooms. Bedroom one with fitted wardrobes and ensuite shower room. Bedroom two, bedroom three and bedroom four all benefit from fitted wardrobe space. House bathroom with a separate shower enclosure.

The property is further complemented by gas central heating and double glazing. Well-tended and landscaped gardens, enclosed gardens to the rear, recently landscaped with artificial grass. A driveway to front of the property provides off street parking.





THE FALL OF NUMA













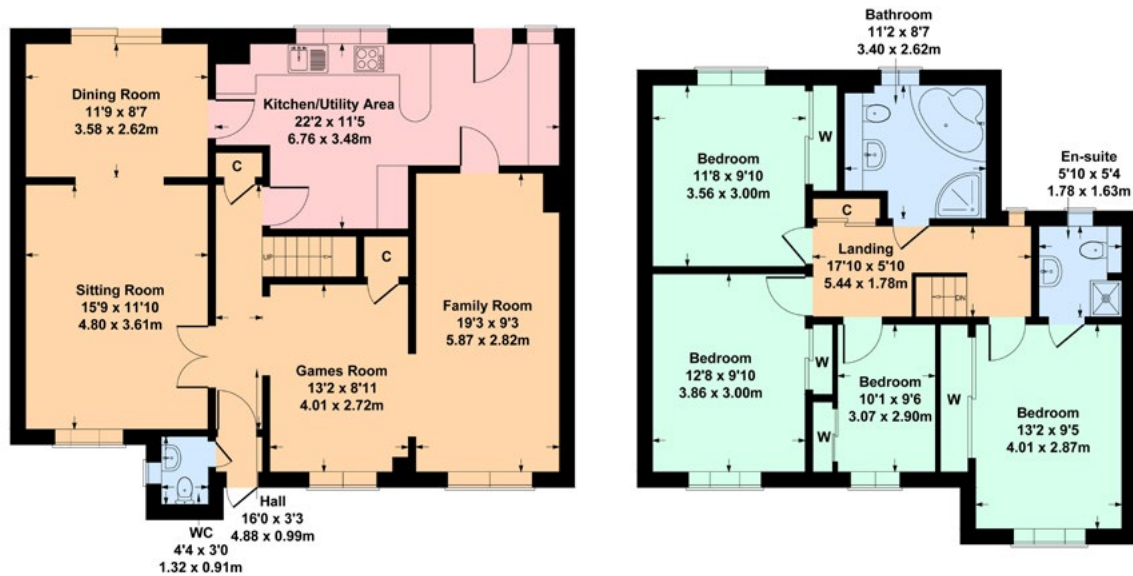
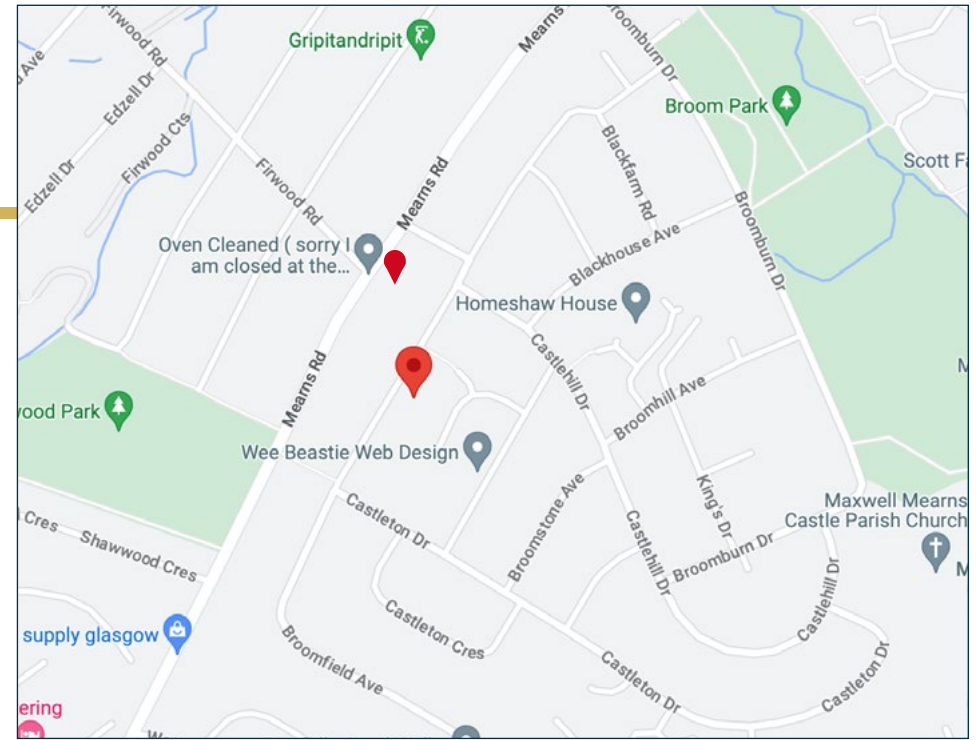


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37 Broomfield Avenue, Newton Mearns G77 5JW

Approximate gross internal area: 1640 sq ft - 152 sq m



GROUND FLOOR

FIRST FLOOR

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. 2023

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  
Council Tax 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 2908

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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