



58 Broompark Drive, Newton Mearns

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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 a number of school-run pick-up points for private schools in Glasgow.

Commuter Links:

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.

Local Amenities:

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.

Fitness and Outdoors:

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 well presented and spacious double fronted detached villa set within one of the largest plots on Broompark Drive, located within the desirable Broom Estate residential enclave of Newton Mearns, yet only a short walk to local shops at the Broom and nearby transport links on Mearns Road.

This detached villa has been carefully maintained and upgraded by the current owners and extends to approximately 2,152 Sqft (200 Sqm), affording well appointed and flexible accommodation over two levels, well designed for family living. The house and garage were both reroofed in 2012.

The accommodation comprises:

Ground Floor: Entrance vestibule. Large, welcoming and spacious reception hallway with staircase to upper floor. Generous bay window room overlooking the front and rear of the property with a feature fireplace. Formal bay dining room. Bright family room with patio doors to the rear garden. Well appointed breakfast kitchen, equipped with a full complement of floor and wall mounted cabinets, complementary worktops and integrated appliances. Utility room in turn affording access to the rear gardens. A cloakroom and guest WC complete the ground floor accommodation.

First Floor: Bright upper landing with window to front providing access to all four well proportioned bedrooms. The master bedroom is particularly spacious with fitted wardrobes and a refitted ensuite shower. Three further double bedrooms. Refitted house bathroom with shower over bath.

A particular feature of this home is the generous landscaped broad fronted garden grounds, providing privacy and shelter. No 58 Broompark Drive occupies one of the largest plots on Broompark Drive. The gardens boast expansive lawns and large terrace ideal for entertaining. There is a monobloc driveway to the front offering parking for multiple vehicles which leads to a double tandem with two external stores. The grounds would allow further development subject to the relevant consents, if desired. Large attic, partially floored, providing additional storage space. Further cellar storage.

The property is further complimented by gas central heating, double glazing, upgraded PVC soffits for low maintenance and is protected by a security alarm system.







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58 Broompark Drive, Newton Mearns G77 5EH

Approximate gross internal area 2,152 sq ft - 200 sq m

Approximate garage area 323 sq ft - 30 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. 2016

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 1213

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