



8 Lochbroom Drive, Newton Mearns G77 5DY

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

The Broom Estate is renowned for its impressive collection of individual homes, thoughtfully developed by Mactaggart & Mickel during both the pre- and post-war eras. Mature landscaping, generous plot sizes and a refined architectural character have shaped this into one of the most desirable and prestigious residential locations within Newton Mearns.

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.

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. Lochbroom Drive is within easy reach of the private Belmont House School and several school-run pick-up points for private schools in Glasgow.

Widely recognised for its exceptional range of amenities, Newton Mearns provides everything required for modern living. Residents benefit from access to healthcare centres, banks and libraries, alongside a superb mix of supermarkets, boutique retailers and quality dining options. The Avenue Shopping Centre and Greenlaw Retail Park, including Waitrose and Tesco Metro, are located close by, while Broomburn Park and the local shops and restaurants at The Broom are just a short stroll away.















Nicol Estate Agents

Seldom available, a beautifully presented traditional detached four bedroom/four public room family home, located within the prestigious Broom Estate. This exclusive location offers easy access to local shopping at The Broom shops, highly reputable primary and secondary schooling and excellent transport links on Ayr Road and Mearns Road.

This spacious family home has been tastefully upgraded throughout by the current owners, offering well-appointed and flexible accommodation formed over two levels. Enhanced by a substantial conservatory to the rear, the property extends to approximately 2,321 Sqft (216 Sqm) excluding the garage and outbuildings. The overall accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway with staircase to the upper floor and guest WC. Generous bay window sitting room overlooking the front of the property. Spacious bay window family room/bedroom five. Dining room with French doors to the conservatory, providing additional dining and sitting space. Large conservatory, providing further flexible dining and sitting space, affording access to the rear garden. Well appointed refitted breakfasting kitchen, equipped with a full complement of floor and wall mounted cabinets. Separate utility room.

First Floor: Bright and spacious upper landing with large window to side, providing an abundance of natural light, storage and affording access to four well-proportioned bedrooms. The principal bedroom is particularly spacious with fitted wardrobes and a refitted en-suite shower room. Three further double bedrooms. The refitted house family bathroom competes the accommodations.

The property is further complemented by gas central heating, double glazing and an alarm system. There is a large attic, which provides additional storage space.

A particular feature of this home is the generous, mature landscaped garden grounds, providing privacy and shelter. The rear garden is enclosed with a well laid lawn area, is well stocked with borders and patio area, ideal for entertaining.

There is a monobloc driveway which has space for several vehicles and leads to a detached tandem style garage. The rear section of the garage has been converted creating a professional environment for working from home or gym studio, and adding valuable extra space, with French doors opening to the garden. Garden store.







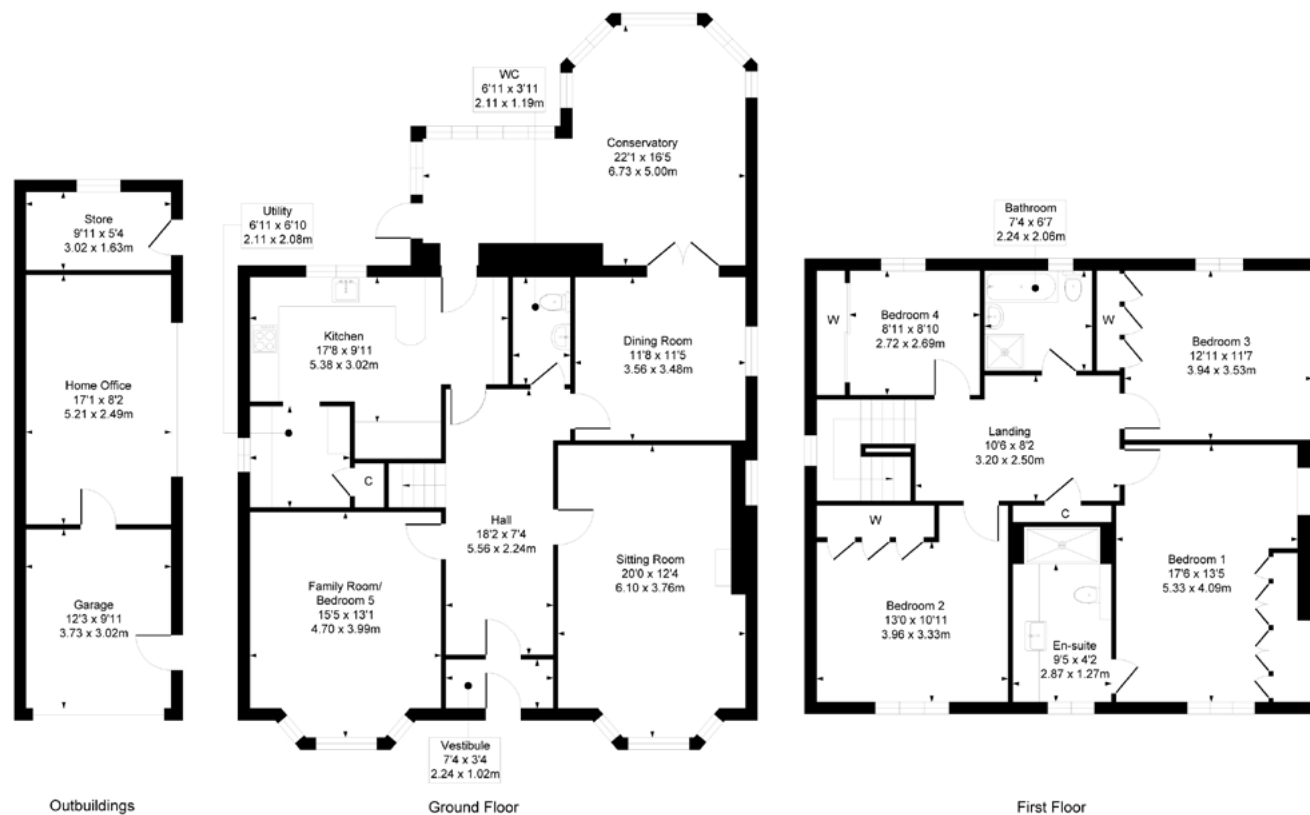






8 Lochbroom Drive, Newton Mearns

Approximate Gross Internal Area
Main House 2321 sq ft - 215.62 sq m
Outbuildings 226 sq ft - 20.99 sq m
Garage 121 sq ft - 11.24 sq m
Total 2668 sq ft - 247.85 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. 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.



Nicol Estate Agents

Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band H

Fixtures & 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 6U
Tel: (0141) 577 3000

Property Reference

3513