



**34 Homeshaw House, 27 Broomhill Gardens, Newton Mearns G77 5HP**

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## Situation

A hugely popular suburb, Newton Mearns is a welcoming, family friendly town, with a fantastic, lively and inclusive community.

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.

Newton Mearns is acknowledged for the high standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Broomhill Gardens is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and is with walking distance to the local shops, restaurants and healthcare facilities on Mearns Road and Broom Park.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling 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.



















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## Property Description

An upgraded and well presented one bedroom second floor retirement flat, set within the popular Homeshaw House development, close to Broomburn Park, public transport, local shops and health surgeries on Mearns.

The accommodation has been upgraded and well maintained and comprises:

Entrance foyer affording access to a residents' lounge. Lift and stairs access to all levels.

Entrance hallway with large store cupboard. Sitting/dining room with tree lined aspects, to rear of development. Modern kitchen fitted with a range of wall mounted and floor standing units, integrated appliances and complementary worktop surfaces. Double bedroom with fitted wardrobe. The attractive refitted shower room completes the accommodation.

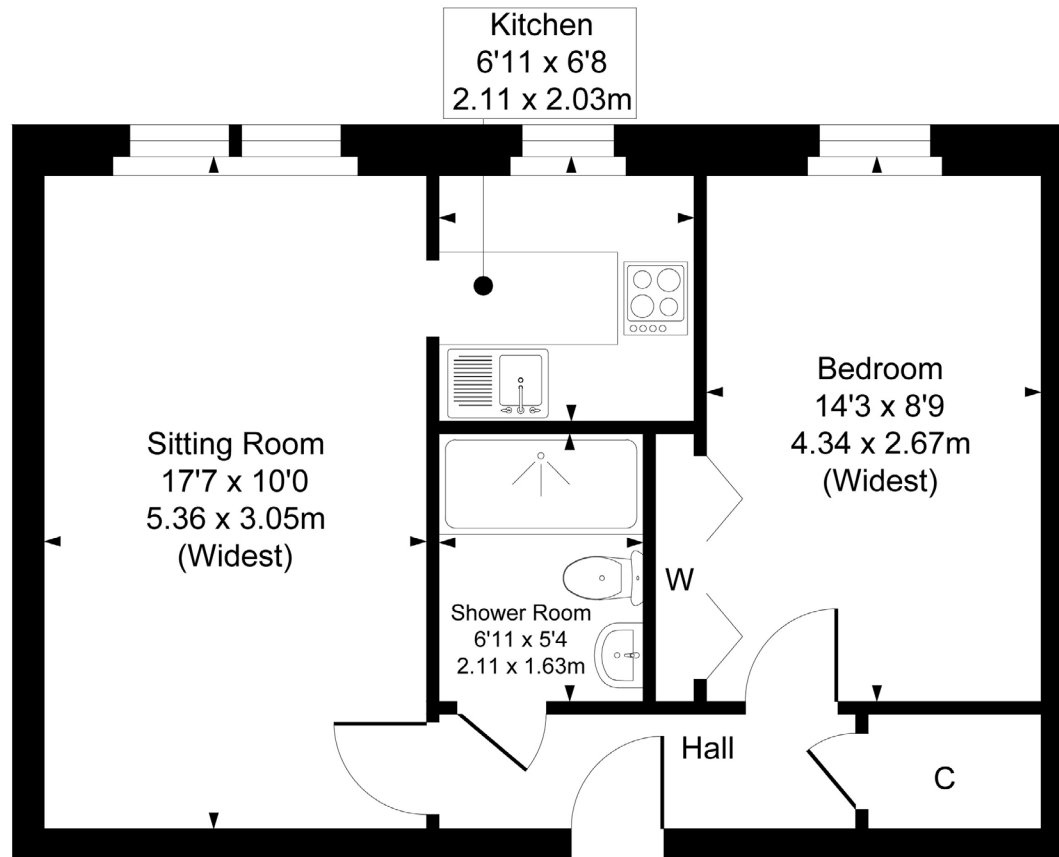
The property is further complemented by double glazing and upgraded electric heating system, oak internal doors, secure entry system and communal lift for residents. There is a house manager service.

Homeshaw House benefits from well kept landscaped communal garden grounds and private resident's parking facilities. The property is maintained by J

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# 34 Homeshaw House

Approximate Gross Internal Area  
452 sq ft - 41.99 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.



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## Viewing

By appointment through  
Nicol Estate Agents  
**Newton Mearns**

## Outgoings

East Renfrewshire Council  
Band D

## Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

## Energy Efficiency Rating

Band tbc

## Services

The property will be supplied by mains water and electricity. Electric central heating.

## Local Authority

East Renfrewshire Council  
Council headquarters  
Eastwood Park  
Rouken Glen Road  
Giffnock G46 6UG  
Tel: (0141) 577 3000

## Property Reference

tbc

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