



20 Broomburn Drive, Newton Mearns G77 5JF
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Situation

Newton Mearns is located approximately 7 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. Broomburn 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.

A wealth of recreational opportunities complements the premium lifestyle offered here. Nearby facilities include David Lloyd Rouken Glen, Parklands Country Club, and renowned golf courses at Williamwood, Whitecraigs and Cathcart, together with Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. For lovers of the outdoors, the award-winning Rouken Glen Park, voted the UK's Best Park in 2016, offers a coffee shop, woodland walking trails, adventure play zones, a boating pond, skate park and sports pitches, ensuring activities for all ages.

















Nicol Estate Agents Property Description

Rarely available, this particularly spacious and extended traditional four/five bedroom detached home enjoys an enviable position overlooking Broomburn Park. Set within a south-facing garden in a highly sought-after residential pocket of Newton Mearns, the property is only a short walk from the local shops at The Broom, nearby transport links on Mearns Road, and lies within the catchment area for some of East Renfrewshire's most highly regarded schools.

This family home benefits from attractive open views across Broomburn Park and has been well maintained by the current owners. The accommodation is versatile, thoughtfully arranged over two levels extending to around 2723 Sqft (253 Sqm), and offers generous family living space throughout.

Ground Floor: Entrance vestibule leading to a spacious and welcoming reception hallway with staircase to the upper floor. A bright and generously proportioned bay-window sitting room enjoys open views across Broomburn Park. Additional living space includes a family room, study, and a dining room which could alternatively serve as bedroom five. The well-appointed dining kitchen is fitted with a range of wall-mounted and floor-standing units complemented by ample worktop space. A utility room provides additional practicality. Access to the rear garden. The ground floor further features a playroom, bedroom four overlooking the front of the property, and a shower room completing the lower level accommodation.

First Floor: The upper landing benefits from a front-facing window and additional storage. The spacious principal bedroom enjoys views across Broomburn Park as well as over the rear garden and features two walk-in wardrobes along with an attractive ensuite bathroom complete with a separate shower enclosure. Bedroom two includes fitted wardrobes and an ensuite bathroom, while bedroom three benefits from its own ensuite shower room.

The property is set within well-maintained and landscaped garden grounds offering excellent privacy and shelter. The rear garden features lawned areas and a terrace ideal for outdoor entertaining, enclosed and enjoying a south-westerly orientation.

Further benefits include gas central heating and double glazing. Large cellar provides extensive storage.

An in-and-out driveway provides off-street parking for several vehicles and leads to an integrated single garage.

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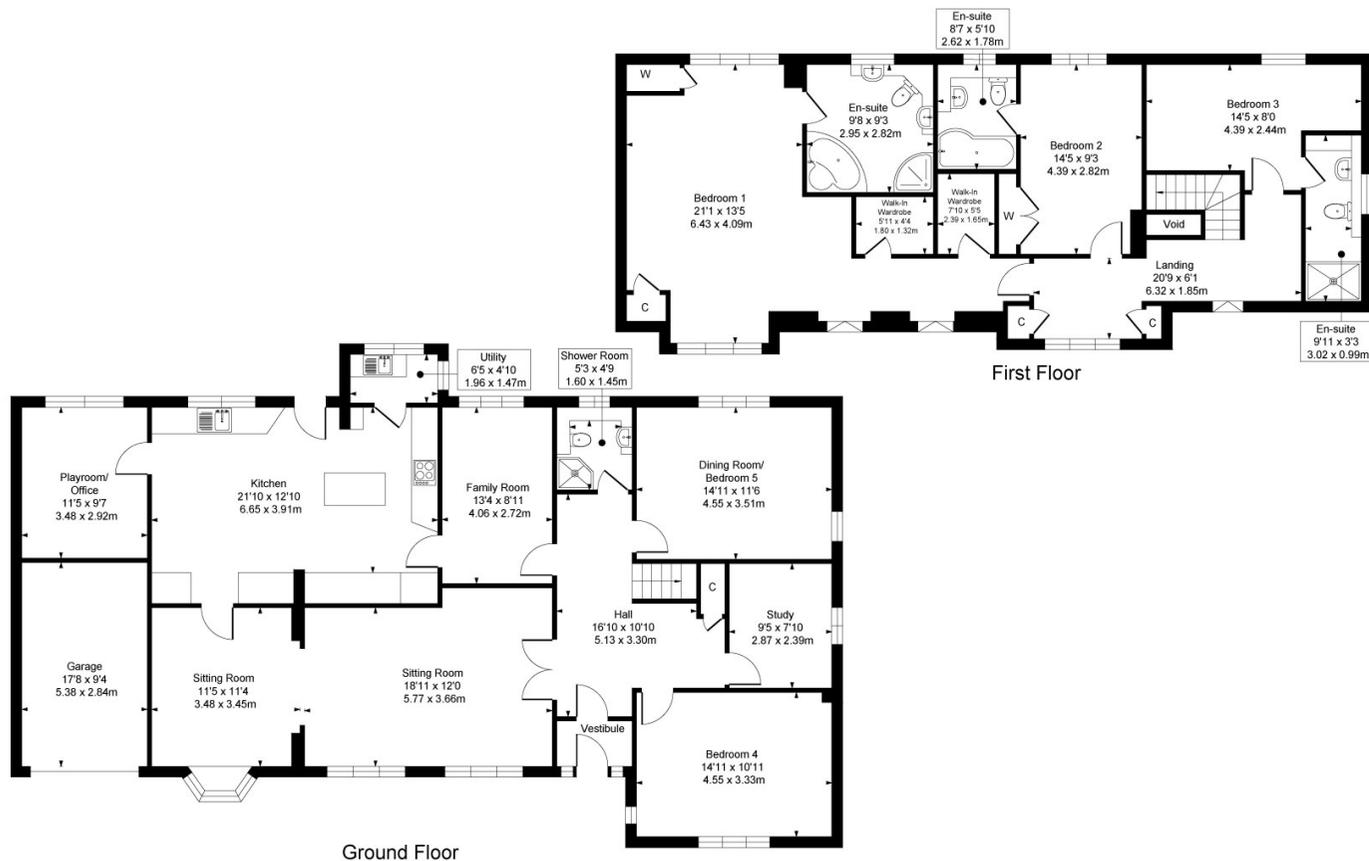






20 Broomburn Drive, Newton Mearns

Approximate Gross Internal Area
Main House 2723 sq ft - 252.97 sq m
Garage 169 sq ft - 15.70 sq m
Total 2892 sq ft - 268.67 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 G

Fixtures & 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

3530

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G78 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



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