



**47 Shaw Court, Broomhill Gardens, Newton Mearns G77 5LD**

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## Situation

This popular suburb is located approximately 9 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Newton Mearns is acknowledged for its 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. Shaw Court is positioned close to Broomburn Park and local shops at the Broom catering for day to day requirements.

Sports and recreational facilities can be found locally to include Parklands Country Club, Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park.









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## Property Description

A stunning upper floor cottage flat, set within this much admired and most convenient retirement development, just a short walk from public transport, local shops, post office and health surgeries.

The accommodation comprises:

Entrance hallway with staircase to upper accommodation. Bright sitting room/dining room. Separate kitchen with a range of wall mounted and floor standing units. Two bedrooms, both of double proportion and benefit from fitted wardrobe space. A modern three piece shower room, completes the accommodation.

The property is further complemented by triple glazing and electric heating. The property also benefits from beautifully maintained landscaped communal garden grounds and private resident's parking facilities.



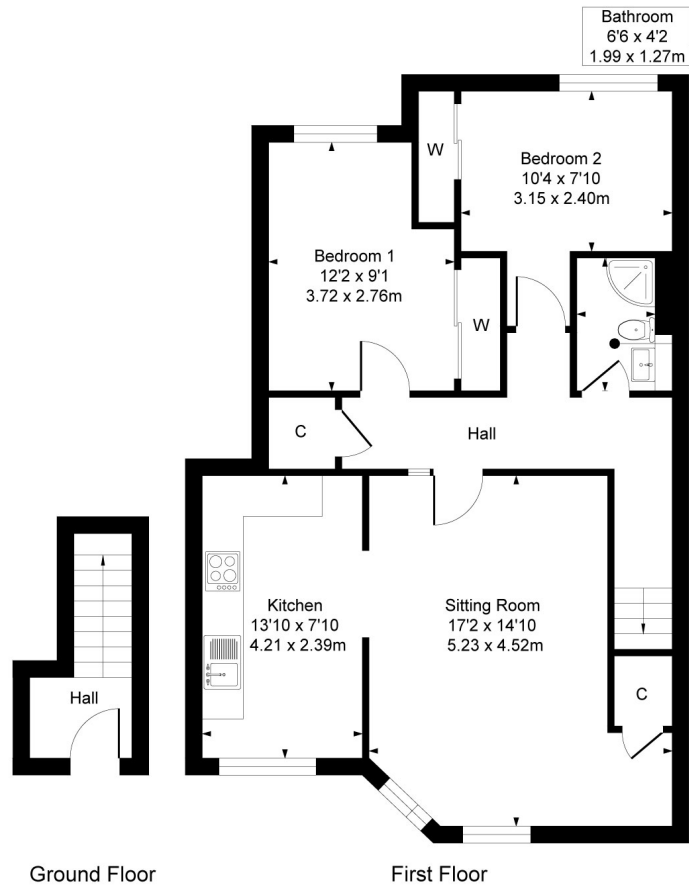
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## 47 Shaw Court, Newton Mearns

Approximate Gross Internal Area  
755 sq ft - 70.14 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 C

### 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

3584

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