

Apt 24, 14 Broomburn Drive, Newton Mearns G77 5JG

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Situation

Newton Mearns is one of Glasgow's most desirable residential suburbs, renowned for its excellent local amenities, highly regarded schooling and outstanding recreational facilities. Situated approximately 9 miles south of Glasgow City Centre, the area offers an appealing balance of suburban living and excellent connectivity.

Broomburn Drive enjoys a particularly convenient location, within walking distance of local shops, restaurants and healthcare facilities on Mearns Road and at Broom Park. A wider selection of shopping and leisure amenities can be found nearby at The Avenue Shopping Centre and Greenlaw Village Retail Park, which includes Waitrose and a variety of other retailers.

Newton Mearns is particularly popular with families, benefiting from access to some of Scotland's highest attaining primary and secondary schools, including Kirkhill, St Clare's and Calderwood Lodge Primary Schools, together with Mearns Castle and St Ninian's High Schools.

The area is exceptionally well served by sports and recreational facilities, including David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club and a selection of local bowling clubs. East Renfrewshire Council also provides an excellent range of sports and leisure facilities at Eastwood Park.

For those who enjoy the outdoors, nearby Rouken Glen Park, voted the UK's Best Park in 2016, offers beautiful woodland walks, landscaped gardens, a boating pond, children's adventure play areas and a variety of recreational facilities.

Excellent transport links further enhance the appeal of Newton Mearns, with regular bus and rail services providing convenient access to Glasgow City Centre and surrounding districts. The nearby M77, M8 and Glasgow Southern Orbital offer excellent connections to the Central Scotland motorway network, Glasgow Airport and south towards Ayrshire and Prestwick Airport.

Combining excellent local amenities, highly regarded schooling and an abundance of leisure opportunities, Newton Mearns continues to be one of the most sought-after locations for family living on Glasgow's south side.





















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Property Description

Seldom available, this beautifully presented and extensively upgraded three-bedroom second-floor apartment offers particularly spacious and flexible accommodation, extending to approximately 1,067 Sqft (100 Sqm). Enjoying delightful open aspects over Broomburn Park, the property occupies a highly desirable position within Newton Mearns, conveniently located for local shops, transport links and highly regarded East Renfrewshire schooling.

Significantly upgraded and meticulously maintained by the present owner, this impressive apartment is presented in true walk-in condition, combining generous room proportions with stylish, contemporary finishes throughout.

The accommodation comprises:

A controlled door entry security system provides access to a well-maintained communal entrance hall and stairwell. Stair access to all levels.

A welcoming reception hallway, with oak doors and excellent storage, including a laundry cupboard, provides access to the principal apartments. The impressive, bright and generously proportioned bay-windowed sitting room is a particularly appealing feature, enjoying attractive open views across Broomburn Park. An open-plan arrangement to the dining room creates a wonderful space for both everyday living and entertaining.
The well-appointed and refitted breakfasting kitchen is fitted with a comprehensive range of wall-mounted and floor-standing units, complemented by integrated appliances and attractive worktop surfaces.

There are three generously proportioned double bedrooms, all benefiting from fitted wardrobes and offering excellent versatility for family living, guests or a home office. The principal bedroom enjoys the added benefit of a private ensuite shower room. A useful laundry cupboard and a stylishly refitted family bathroom, incorporating a bath with shower over, complete the layout.

The property is further complemented by gas central heating, including a replacement boiler, and double glazing.

With its spacious and versatile interior, high standard of presentation and attractive outlook over Broomburn Park, this exceptional apartment presents a wonderful opportunity to acquire a substantial home in one of Newton Mearns' most sought-after residential locations.

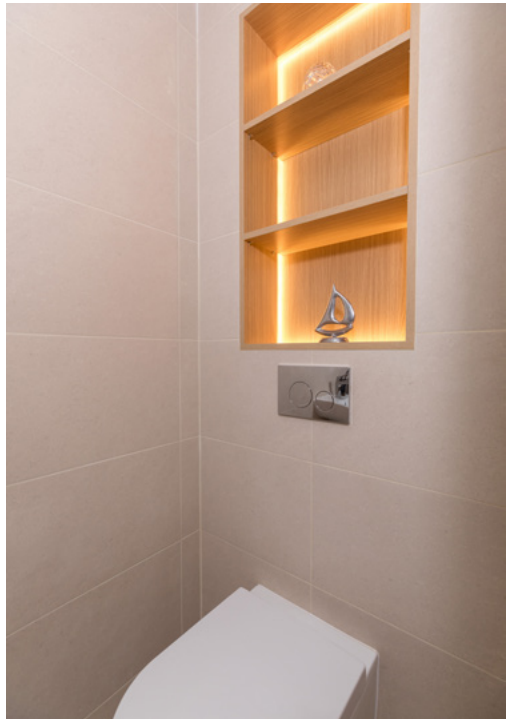
Well kept resident's garden grounds to the front and rear of the property.











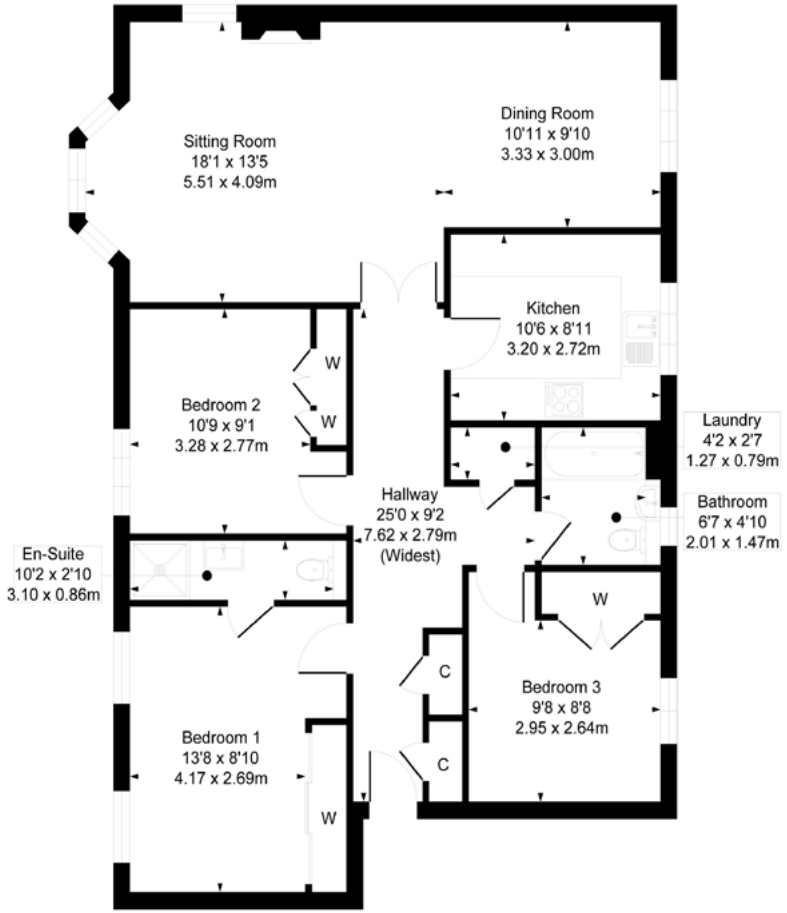






Flat 24 Broomburn Court, 14 Broomburn Drive, Newton Mearns

Approximate Gross Internal Area
1067 sq ft - 99.12 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 E

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 Gas, mains water, drainage 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
3701

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