

50 Broomvale Drive, Newton Mearns G77 5NP

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Situation

Newton Mearns is one of East Renfrewshire's most sought-after residential suburbs, located approximately nine miles south of Glasgow City Centre. The area is particularly popular with families, combining excellent local amenities, highly regarded schooling and first-class transport connections.

Commuter routes are well served by the M77, M8 and Glasgow Southern Orbital, providing convenient access to Glasgow City Centre and the wider Central Belt, as well as Glasgow and Prestwick airports. Regular bus services operate throughout the area, while nearby railway stations provide frequent services to Glasgow and beyond.

Newton Mearns offers an excellent range of everyday amenities, with local shopping available at Broom and Broomburn Park. A broader selection of shops, cafés and restaurants can be found at The Avenue Shopping Centre and Greenlaw Village Retail Park, which is home to Waitrose, Aldi and a range of other retailers and eateries. Silverburn Shopping Centre is also within easy reach.

For leisure and recreation, residents have access to an excellent choice of facilities including David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs and Whitecraigs Tennis Club, together with East Renfrewshire Council's sports and leisure facilities.

Nearby Rouken Glen Park provides an outstanding outdoor amenity, with extensive woodland walks, open parkland, a boating pond, children's play areas and recreational facilities, offering an attractive setting for walking, cycling and family days out.

The area is renowned for the quality of its schooling, with Broomvale Drive conveniently positioned for Kirkhill Primary, St Clare's Primary and Calderwood Lodge Primary Schools, as well as Mearns Castle and St Ninian's High Schools.











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Property Description

A well presented and spacious four bedroom detached bungalow, set within generous, landscaped southerly facing garden grounds, conveniently located for local amenities, transport links and highly regarded East Renfrewshire schooling.

This attractive family home offers generously proportioned and versatile accommodation arranged over two levels, thoughtfully designed to accommodate the demands of modern family living, with a choice of reception rooms and excellent space for both everyday living and entertaining.

The accommodation comprises:

Ground Floor: Entrance vestibule leading to a welcoming reception hallway with storage and staircase to the upper floor. An impressive bay window lounge, overlooking Doune Crescent, enjoying an abundance of natural light and featuring an attractive fireplace, provides an elegant setting for relaxation. A spacious family/dining room offers further flexibility, ideal for both informal family gatherings and entertaining. The bright and well appointed dining kitchen has been refitted with a range of wall mounted and floor standing cabinets, complemented by generous worktop surfaces and ample space for dining. Frech doors open to the garden. Bedroom one is a well proportioned double bedroom with fitted wardrobes, enjoying pleasant aspects over the rear garden. An attractive shower room, fitted with a three piece suite, completes the ground floor accommodation.

First Floor: Upper landing providing access to three further bedrooms, offering excellent flexibility for family living, guests or those seeking a dedicated home office. A further bathroom serves the upper floor.

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

Externally, a particular feature of this delightful home is the generous, well maintained and landscaped garden grounds. The enclosed rear garden enjoys a desirable southerly orientation, with an extensive lawn and a substantial, separate terrace, providing an ideal setting for outdoor dining, entertaining and enjoying the sunshine throughout the day.

A generous driveway provides off street parking for several vehicles and leads to a detached garage, while the addition of an EV charging point offers further convenience.




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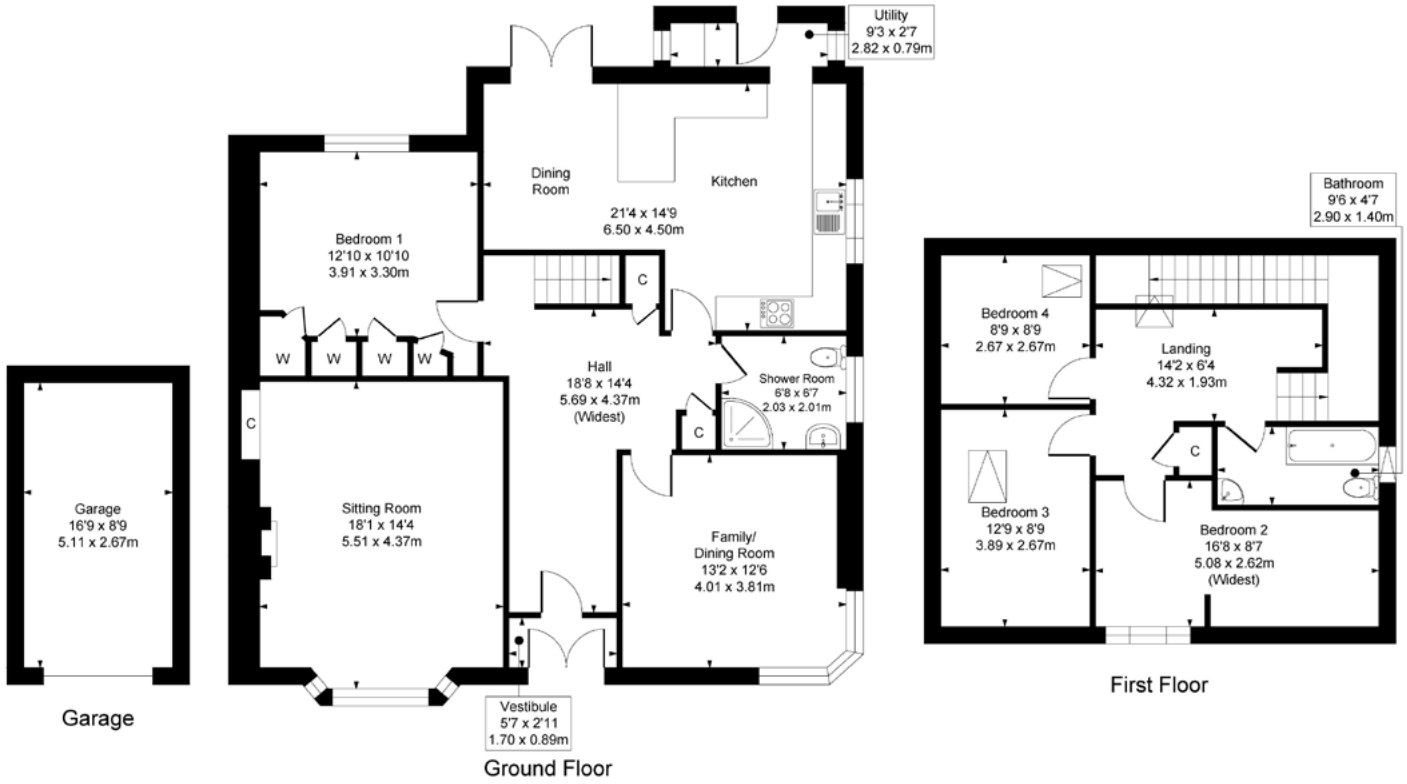






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Approximate Gross Internal Area
Main House 1741 sq ft - 161.74 sq m
Garage 147 sq ft - 13.65 sq m
Total 1888 sq ft - 175.39 sq m



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
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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 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 6UG
Tel: (0141) 577 3000

Property Reference
3462

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