



**FLAT 70 CASTLE COURT,  
44 BROOMBURN DRIVE**  
NEWTON MEARNS

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**3 | BEDROOMS**

**1 | BATHROOM**

**1/2 | PUBLIC ROOMS**

**A contemporary designed extremely spacious first floor flat in a great Mearns location.**

This is an exceptional first floor apartment that is set within lovely residents' gardens and could not be better placed for a whole host of amenities, many of which are within walking distance.

The specification of the property includes an upgraded bathroom suite, new flooring, new skirtings and facings, electric heating system, double glazed windows and the flat exhibits a stylish/contemporary interior that would suit a broad range of buyers.

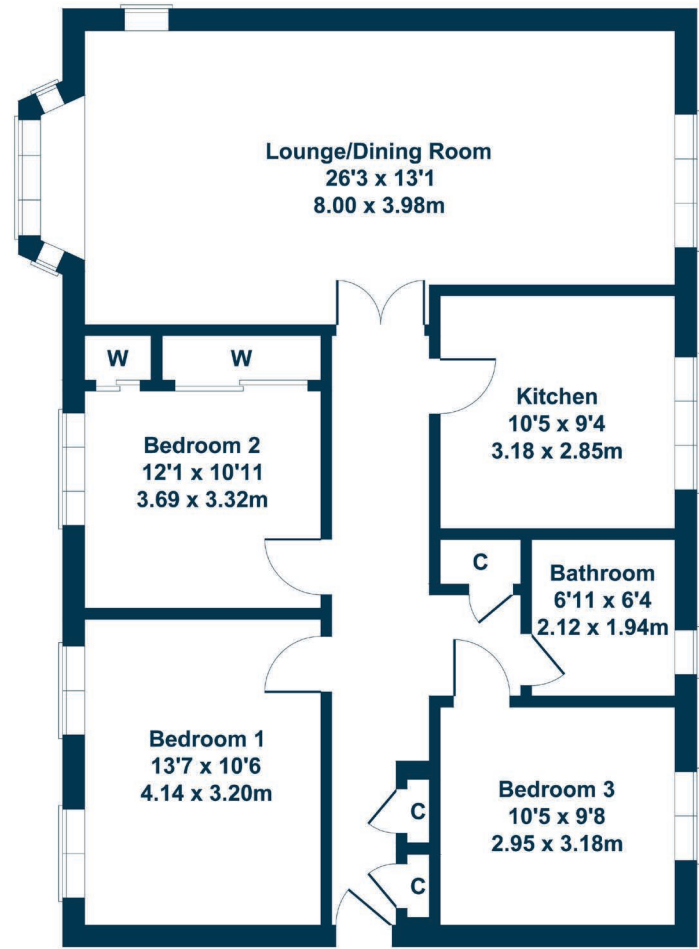
Security entrance system leads into a well-maintained entrance for the flat on the first floor with contemporary styled door leading into impressive reception hallway with generous storage provided, 26-foot lounge/dining room with dual aspects, three double sized bedrooms (one used as a dressing room), fitted breakfasting kitchen with a full range of appliances and modern bathroom with shower. Included in the sale will be all fitted carpets, fitted flooring, curtains, blinds, light fittings, and integrated appliances in the kitchen.

The flat is set within delightful and generous sized residents lawned gardens.









Newton Mearns is one of the most sought-after suburbs within the south side of Glasgow. The property is superbly situated for a wide range of amenities and indeed nationally recognised schooling. The property is a short distance away from excellent shopping at The Avenue at Mearns Cross and Greenlaw Village. There are an abundance of sports and recreational facilities found within the district which include excellent golf courses, parks, tennis clubs and there are a variety of country pursuits found nearby at Hazeldene. Local train stations include Whitecraigs Station and Patterton Station.

**NM4264** | Sat Nav: Flat 70 Castle Court, 44 Broomburn Drive, Newton Mearns, G77 5JH

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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