



**60 BROOMFIELD AVENUE**

NEWTON MEARNS

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**4 | BEDROOMS**

**1 | BATHROOM**

**4 | PUBLIC ROOMS**

**A traditional detached villa within one of Newton Mearns' primary sought after locations.**

This traditional styled cottage villa was built circa 1964 by respected builders Mactaggart & Mickel. Being presented to the market for the first time in over fifty years, the property offers a wonderful opportunity for a young growing family to acquire a splendid home and add their own finishes, touches and design features.

The house has been extremely well maintained and provides feature double glazed windows and double glazed doors, security alarm system (maintained system), gas warm air central heating system (maintained system) and the property has been maintained to a very high standard.

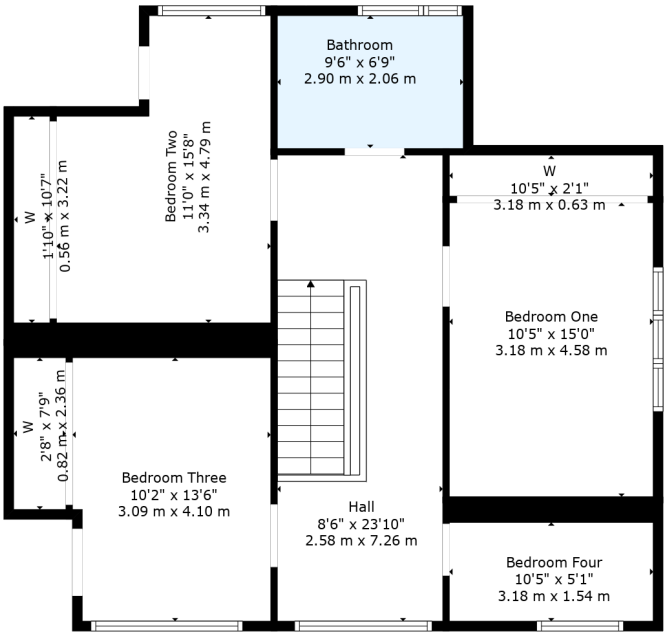
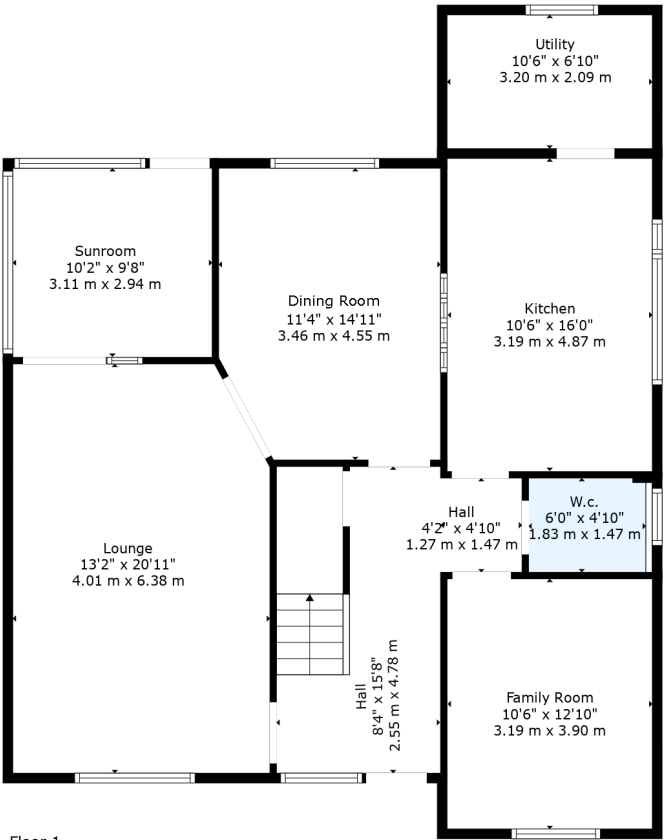
Ground floor accommodation offers great sized reception hallway, generous storage with cloaks/WC, superb sized family lounge with feature French doors leading through to dining room, small downstairs sunroom leading to gardens, downstairs family room/bedroom five, dining sized kitchen with appliances and spacious utility room to the rear. Traditional staircase leads to a very spacious upper landing where there is access to four bedrooms and a very good sized main family bathroom with separate shower enclosure and modern tiling. All the bedrooms have built-in storage.

Set within traditional established garden grounds with driveway offering parking for multiple vehicles leading to single garage. Fully enclosed to the rear retaining a high degree of privacy and with lawn area.









Newton Mearns is one of the most sought-after suburbs within the south side of Glasgow. The property is superbly placed 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. Local train stations include Whitecraigs Station and Patterton Station.

**NM4475** | Sat Nav: 60 Broomfield Avenue, Newton Mearns, G77 5JP

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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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