



36 BROOMBURN DRIVE

NEWTON MEARNS

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

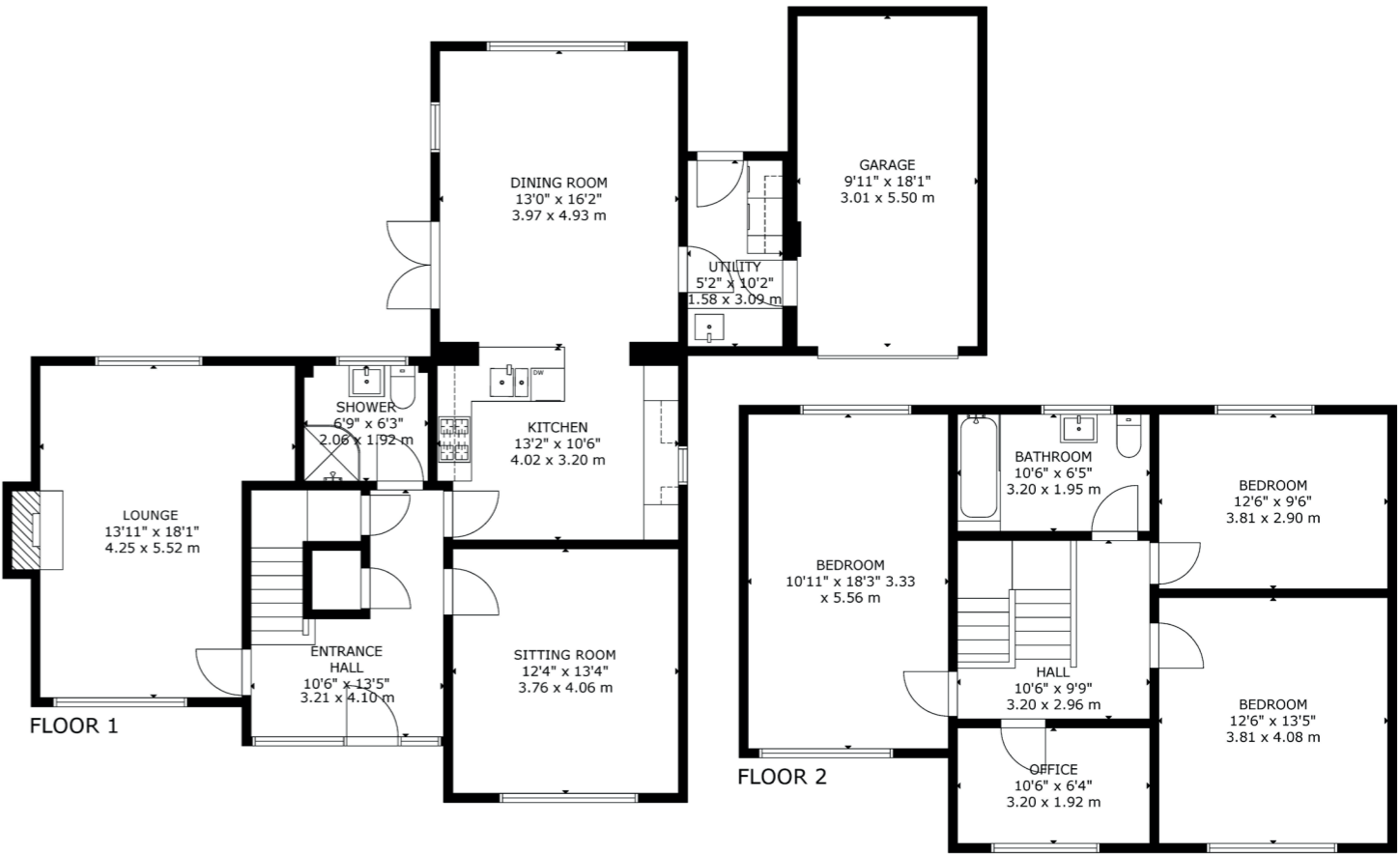
A fantastic, detached villa enjoying a sought after location.

This traditional detached villa enjoys a popular location within this sought after pocket of Newton Mearns. Extended to the rear and set within private rear gardens the subjects offer a fantastic opportunity to the local marketplace.

Ground floor accommodation extends to entrance porch, traditional reception hallway, generous formal lounge with feature fireplace running the depth of the original house, lovely family/sitting room, downstairs shower room, modern fitted kitchen which has been significantly enhanced by way of rear extension and provides open plan dining area with French doors to gardens. The ground floor is completed by a useful laundry/utility room which connects to garage. Upstairs a bright and spacious landing area gives access to generous principal bedroom, two further good double bedrooms, good fourth bedroom and modern main family bathroom. Additional storage provided by way of attic space. The specification of the property includes gas central heating, double glazing, and the subjects are well maintained and well presented throughout.

Externally the property is set within private and easily maintained rear garden grounds with lawn and patio area. Gardens are secure and established. Driveway to front providing vehicular parking and leading to garage, fitted with power and light.





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.

NM4514 | Sat Nav: 36 Broomburn Drive, Newton Mearns, G77 5JF

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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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