



5 BROOMSTONE AVENUE

NEWTON MEARNS

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5 | BEDROOMS

2 | BATHROOMS

4 | PUBLIC ROOMS

A beautifully upgraded detached villa within this prime Kirkhill and Mearns Castle location.

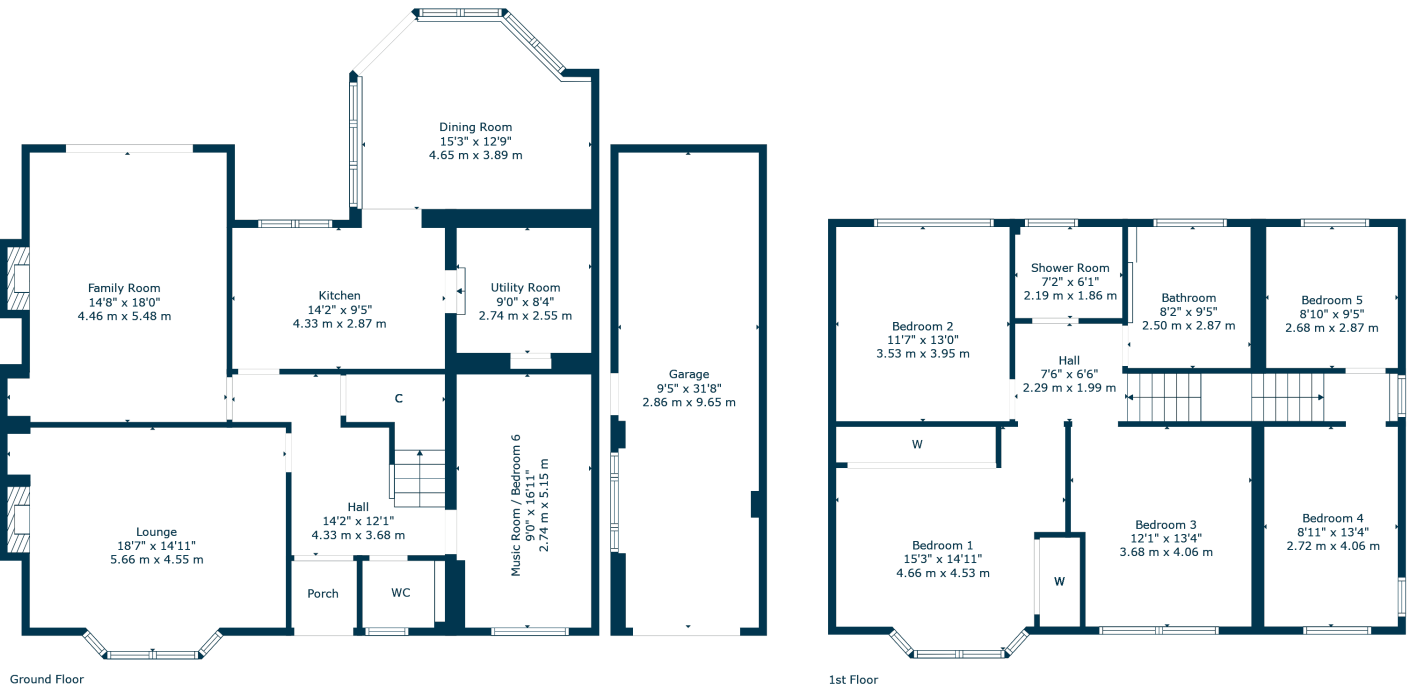
This is an immaculate, contemporary styled detached villa that is presented to the market in immaculate condition inside and out.

Recently re-roofed with replaced PVC gutters and roofline the property has had many significant improvements and is presented to the market in superb order. Modern system of gas central heating with Worcester boiler and Hive system, maintained security alarm system, triple glazed windows to front and double glazed windows to rear including double glazed composite front door, stylish interior with Timorous Beastie wall finishings, oak flooring, upgraded contemporary kitchen with appliances and hot water tap, stunning bathroom with Porcelanosa tiling and the house displays a modern interior.

Entrance vestibule leading into traditional style reception hallway with oak and chrome staircase, two storage cupboards, WC, beautiful bay windowed lounge with focal point log burning stove, large family room with fireplace and double glazed patio doors to gardens, music room/playroom, stylish/contemporary fitted kitchen with appliances with open access through to large dining room with double glazed doors to gardens, and the ground floor is completed by a spacious, well appointed laundry room. Impressive staircase gives access to all the upper accommodation which provides five bedrooms (fifth used as home office), principal bedroom with fully fitted modern wardrobe system, stunning recently upgraded and refitted family bathroom with Porcelanosa tiling and black matt finishing, separate shower enclosure and there is an additional shower room/WC that completes the upper accommodation. Large, fully floored, lined and fitted attic room which would suit a variety of uses.

The garden grounds are a real feature with landscaped, horseshoe driveway to the front offering parking for multiple vehicles. Fully enclosed gated rear garden with astroturf, large patio and established planting. Large tandem garage with remote control up and over door system. EV charging point. Power and light. Garden store to the rear.





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. 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 Patterton Station and Whitecraigs Station.

NM4608 | Sat Nav: 5 Broomstone Avenue, Newton Mearns, G77 5LA

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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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