



36 BROOM ROAD EAST

NEWTON MEARNS

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

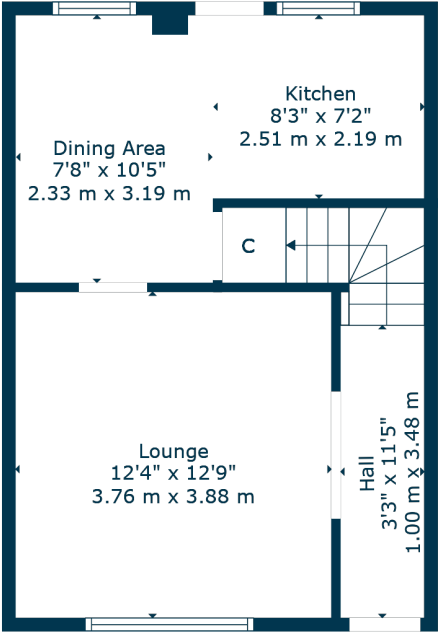
An upgraded mid terraced villa set within private rear gardens.

This lovely mid terraced villa has been significantly improved and upgraded by the present owners to deliver a great family home. Set within private garden grounds and with the benefit of a private garage, the subjects offer an easy move to the local marketplace.

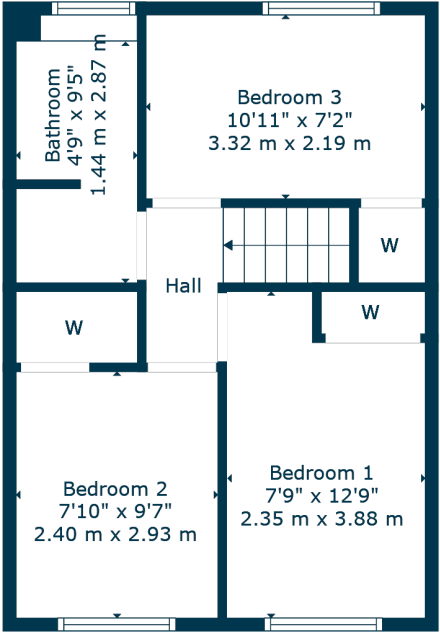
The ground floor accommodation extends to entrance hallway with access via sliding doors into lovely formal front facing lounge, with access through to fantastic open plan dining kitchen with a range of wall and base mounted units, breakfast bar area and access to rear gardens. Upstairs extends to lovely front facing principal bedroom, two further good double bedrooms and contemporary main family bathroom. Additional storage provided by way of attic space. The specification includes an upgraded system of gas central heating, double glazing, and overall, the subjects are well presented, decorated and benefit from lovely interior design styling throughout.

Externally the property is set within private, easily maintained rear garden grounds. Private garage to rear, open aspects to front.





Ground Floor



1st Floor



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.

NM4621 | Sat Nav: 36 Broom Road East, Newton Mearns, G77 5SR

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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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YOUR FUTURE



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